



VINEYARD PLANNING COMMISSION MEETING

Site Visit: 330 E 1750 N at 5:30 PM

Regular Meeting: Vineyard City Hall, 125 S Main St. at 6 PM

Wednesday, August 15, 2018

PUBLIC NOTICE is hereby given that the Planning Commission of Vineyard, Utah, will hold a site visit and a regular planning commission meeting, on Wednesday, August 15, 2018. The site visit will begin at 5:30 p.m. at the address noted above. The regular meeting will begin at 6:00 p.m. or shortly thereafter. The agenda will consist of the following:

1. CALL TO ORDER

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

3. OPEN SESSION

“Open Session” is defined as time set aside for citizens to express their views for items not on the agenda. Each speaker is limited to three (3) minutes. Because of the need for proper public notice, immediate action cannot be taken in the Planning Commission Meeting. If action is necessary, the item will be listed on a following agenda. However, the Planning Commission may elect to discuss the item if it is an immediate matter of concern.

4. MINUTES REVIEW AND APPROVAL

Minutes from the 2018 planning commission meetings of April 18th and May 2nd.

5. BUSINESS ITEMS:

5.1 Site Visit and Consideration – Hadsworth Ph. 2 Site Plan

The applicant, Mark Wadsworth, is requesting site plan approval of a second warehouse building on a lot within the Flex Office Industry (FOI) district with an existing building.

5.2 Vineyard Shores Preliminary Plat

The applicant, Edge Homes, is requesting preliminary plat approval for the Vineyard Shores. The subject property is located within the Town Center Lake Front Residential district. The subject property extends north from 400 North to just south of the Vineyard Connector and extends west from the Waters Edge subdivisions the Preserve and Villas to the edge of the existing Vineyard Road and Utah Lake. The applicant is proposing fifteen (15) Single-Family Lots, forty-one (41) Condo buildings and fifty-five (55) Townhome buildings for a total of 695 residential units.

5.3 Jacob Holdaway – Walkara Way Conservation Project Presentation

6. COMMISSION MEMBERS’ REPORTS AND EX PARTE DISCUSSION DISCLOSURE

7. STAFF REPORTS

- Morgan Brim, Planning Director
- Don Overson, City Engineer

8. ADJOURNMENT

The next regularly scheduled meeting is September 19, 2018

This meeting may be held electronically to allow a commissioner to participate by teleconference.

The Public is invited to participate in all Planning Commission meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Elizabeth Hart, Planner, at least 24 hours prior to the meeting by calling (801) 226-1929.

The foregoing notice and agenda was emailed to the Salt Lake Tribune and Daily Herald, posted on the Utah Public Notice Website and Vineyard Website, posted at the Vineyard City Offices and City Hall, delivered electronically to city staff and each member of the planning commission.

AGENDA NOTICING COMPLETED ON: August 14, 2018

NOTICED BY: /s/ Elizabeth Hart

Elizabeth Hart, Planner



VINEYARD PLANNING COMMISSION MEETING
Site Visit: ~ 734 E Mill Road, Vineyard Utah @5:30 PM
Public Hearing and Regular Meeting: Vineyard Town Hall,
240 East Gammon Road, 6 PM
Wednesday, April 18, 2018

Present	Absent
Madam Chair Cristy Welsh	Commissioner Tim Blackburn
Commissioner Bryce Brady	Commission Jeff Knighton
Commissioner Stan Jene	Commissioner Nate Carter
Commissioner Shan Sullivan	
Commissioner Anthony Jenkins	

Staff Present: Asst. Engineer Chris Wilson, Engineer Don Overson

Others Present: Eric Malmberg Starbucks, Michael Lee Planning Intern

1. CALL TO ORDER

Madam Chair Welsh called the meeting to order at 6:01 PM

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Pledge of Allegiance given by Madam Chair Welsh

3. OPEN SESSION

Madam Chair Welsh opened the open session at 6:01PM and asked for public comment on items not on the agenda. No comment was given and the session closed at 6:01PM

4. MINUTES REVIEW AND APPROVAL

There are no minutes for review.

5. BUSINESS ITEMS:

5.1 Site Visit, Public Hearing, and Consideration – Starbucks Conditional Use Permit and Site Plan Application.

Ms. Hart went over the conditional use and site plan application for Starbucks. She stated that the reason for this conditional use permit is because Starbucks wants to put the drive thru in the front of the building. Ms. Hart went over the requirements for the width of the drive aisle, screening of the drive aisle, berms, and the cross walk they are proposing. She stated that they meet all of the site plan requirements. She paused for questions and seeing none went on to talk about the site plan.

Ms. Hart, stated that they do meet all of the site plan requirements for drive through. She spoke about the stacking space, the traffic directions arrows, and the material board.

Mr. Malmberg asked if the commission had been provided with a letter from the architect stating why they were planning on not using multiple materials. Ms. Hart answered yes and that all other requirements had been met.

Commissioner Jenkins asked about parking lot lighting.

Discussion ensued about lighting. Commissioner Jenkins and Madam Chair Welsh asked to see where the lighting would land and Mr. Malmberg said he could have the architect provide the city with a lighting plan. Commissioner Jenkins stated that he is fine with staff approval but would like to make it a requirement.

The discussion changed to the tree manual and tree standards. Mr. Brim stated that the tree manual is a standard for a public right of way because it's a code requirement. Discussions then ensued about different types of trees on the lot. Mr. Brim explained to the commissioners that if the applicant wanted to put in a tree that wasn't in the tree manual then it could be a condition that it be approved by staff. Discussion ensued about the different trees the applicant wanted to plant.

Ms. Hart stated twenty-three percent (23%) of the site is dedicated to landscaped space and that include the outdoor seating area in front of the building.

Madam Chair Welsh asked if Mr. Brim and Ms. Hart felt like popping the side out a few inches was a sufficient trade-off for a conditional use permit.

Mr. Brim, the applicant brought in a good design that got rid of the large expanses which is one of the variable options. Because of this staff feels they meet the general requirement.

Commissioner Jenkins stated the narrative states that the areas that are recessed of the stucco are going to be finished with the smooth texture and the non-recessed area will be finished with the smooth texture so that'll vary the planes as well as provide contrast.

Madam Chair Welsh added that at a development review committee (DRC) meeting they discussed having planters attached to the wall.

Mr. Malmberg, stated that they brought it up with the owner and the architect and felt it provided a really clean look. He added that as far as adding plants was concerned they may not be able to do that because of ADA compliance issues. The owner is hesitant to add plants outside because he wants the building to have more of a clean modern look.

Ms. Hart continued and stated that the parking requirements had been met and asked if the commissioners had any more questions.

Madam Chair Welsh, seeing that there was no further questions asked for a motion.

MOTION: COMMISSIONER JENE MOTIONED TO OPEN THE PUBLIC HEARING. THERE WAS NO PUBLIC COMMENT MADE. COMMISSIONER BRADY MOTIONED TO CLOSE 6:22. ALL WERE IN FAVOR.

Commissioner Jene, asked if there were any access agreements on the road they came in on at the site visit by the Alloy apartments.

Mr. Malmberg, I'd have to look and see if there is a shared access agreement.

Discussion ensued regarding access points for America First, Starbucks, and Maverick.

77 Mr. Overson, wanted to make sure that with the parking issues they remember that there is a
78 fence around the lot for a purpose and if that is opened up it will give them a connection so they'll
79 be able to park in that area again. He added he is sure that the credit union is going to want that
80 closed and have the fence up.

81 Mr. Brim, stated that if the commissioners wanted it to be connected now they should require a
82 conditional use permit.

83 Commissioner Brady, stated that he was fine with having the land owner's work it out with one
84 another and it doesn't need to be a required condition.

85 Commissioner Brady asked what the timeline was like on the credit union development. Mr.
86 Malmberg responded that they would like to start construction within the year and that they hope
87 to have it done by the end of the year. He added that Starbucks wants to be open by mid-
88 December.

89 Commissioner Jene asked if having a second access onto the site is a concern or if it would just be
90 nice to have.

91 Mr. Brim, as far as safety is concerned the Fire Marshal looked at it and it met fire code, from a
92 public safety standpoint it would be good. It would be convenient because Maverick is so busy and
93 having a second access could reduce stacking. He added that it's in the purview of the Planning
94 Commission that through conditional use permit applicants would be required to add an access
95 point. He added that if they chose to do this now then Mr. Malmberg would be able to talk to
96 America First about it.
97

98 Commissioner Jene, expressed concern that with that access it may hurt the construction of the
99 credit union as they are going to need room to move machinery and everything else.

100 Discussion ensued regarding whether or not there should be an additional access point. Mr. Brim
101 concluded that the commissioners should base whether or not they have an additional access point
102 be a condition on whether or not it's a public safety issue.

103 Madam Chair Welsh asked Mr. Overson if he saw any safety issues that would require a second
104 access.

105 Mr. Overson, stated that the parking stalls with the single access shouldn't be an issue seeing as the
106 majority of Starbucks cliental are going through drive-thru. His concern was having Starbucks and
107 Maverick agree on a parking change so that there would be full access.
108

109 Mr. Brim, Maverick is going to come forward with an expansion plan and try to solve parking issues
110 on their own.

111 Mr. Overson, commented that he and the Assistant City Engineer Chris Wilson looked over the plan
112 and each of the adjacent properties owned the road and The Alloy has a cross access agreement,
113 meaning the Credit Union and the Utah Valley Home Builders Association property lines go into the
114 middle of the road.

115 Mr. Wilson, commented that The Alloy built it for access

116 Madam Chair Welsh asked if the property owners plowed that in the winter. Mr. Wilson responded
117 that The Alloy will probably do that at this point.

Mr. Overson, stated that the second access was required because of the number of units in there which was when Anderson sold this property to Alloy. An access agreement was done so that Alloy could have its second access point. The two property owners actually own the road and they'll be required to maintain it.

Ms. Hart asked if the commission had any other questions. There was none.

Madam Chair Welsh asked for a motion.

MOTION: COMMISSIONER JENKINS MADE A MOTION TO APPROVE PLAN WITH THE CONDITIONS LISTED BY STAFF AND THAT THE APPLICANT PROVIDE A SITE LIGHTING PLAN TO BE APPROVED BY STAFF. COMMISSIONER SULLIVAN SECONDED THE MOTION. ALL WERE IN FAVOR AND THE MOTION PASSED UNANIMOUSLY.

6. WORK SESSION:

6.1 Home Occupation Ordinance

Mr. Brim introduced Michael Lee the intern for the Planning Department. He stated that Mr. Lee has been working on taking the home occupation ordinance from general to specific.

Mr. Lee went through his process for putting together a new home occupation ordinance. He stated that he looked at neighboring cities. He went through the four different kinds of home occupation uses which are home occupation without impact, home occupation with impact, with day care home occupation, and preschool home occupation. He then went into detail about the individual types.

Mr. Brim, commented that the commission was free to jump in with any questions.

Madam Chair Welsh asked what Mr. Lee meant when he said they have to operate twice a week. She wanted to know if they couldn't operate just one day a week.

Mr. Brim, stated that if they are under one day a week they aren't required to have a license. Mr. Lee is discussed about once you hit a certain level of impact what category you fall in.

Commissioner Jenkins asked if a business license is completely separate from this.

Mr. Brim answered yes because that the business license is your home occupation and your home occupation is your business. He added it kind of like having an ADU in that it's a permitted use it's called a regulatory business license.

Commissioner Jene commented that if it's a day care then having it open at 8 AM won't work for people because they have to get to work by 8 AM.

Mr. Brim asked what the commission felt would be reasonable.

Discussion ensued regarding what time the time that the day care should open. The commission came to the conclusion that seven would work best and that is what should be recommended to council.



Madam Chair Welsh commented that it made sense to do that for the day care but not for a preschool

Mr. Lee read the Vineyards preschool code “complying with all license no more than four hours per session and the session shall not overlap. An individual may only attend one preschool session in a 24 hour period.” Mr. Lee added that this is specifically relating to the code maximum of two sessions per day between 8 AM and 8 PM

Mr. Jenkins asked how enforcement would work

Mr. Brim stated that it’s mostly based on complaints. A neighbor would have to gather evidence and be willing to be a witness in court. He added that staff is only able to give a fine if you can actually identify that there’s a code violation.

Mr. Jenkins commented that he hopes that day cares and preschools would come to the public hearing and want to be part of it.

Mr. Brim commented that there are three legal preschools that he knows of and potentially many unofficial day cares.

Mr. Lee commented that there are certain uses that are prohibited like medical practitioners or accessory structures being used as occupations.

Mr. Brim explained that this would be like using a shed as a shop. He added that residents can have personal workshops and things just not use them for business.

Commissioner Brady asked if someone were to have an accessory structure where they were making things and selling them online if that would be allowed.

Discussion ensued regarding accessory structures and permitted uses. Mr. Brim discussed that the intent of the code was to keep home occupations contained within the home and that citizens are permitted to have accessory structures as long as they’re not for commercial use. He added that the code was usually enforced when neighbors reported code violations.

Mr. Lee stated that the required conditions say that the occupation can’t take away from the primary use of the home, that they are not allowed to change the exterior of the home to fit the home occupation, and that all storage has to be contained within the home. He added that all of these criteria needed to be met prior to issuance of a home occupation license.

Madam Chair Welsh asked what if the owner was getting frequent large deliveries.

Commissioner Jenkins commented that he felt that was addressed with the storage that says everything must be stored inside the home. The test was if you could walk by and tell that it is not just a regular residence.

Mr. Brim explained that deliveries couldn’t really be regulated because they would have to get UPS to agree to comply with that standard and that’s why cities don’t have code on it.

Madam Chair Welsh asked if this kind of thing was only enforced when a neighbor complained.

Mr. Brim stated that most people will follow the code if they know about it because they don't want to be in violation of the law. He added that when someone submits for a home occupation license they're going to have a list of requirements that we'll go through with them.

Commissioner Jene commented that most people weren't going to come to the city and figure out what the rules are.

Mr. Brim stated that the code doesn't require all home occupations to come and get a license. We can look at the actual standards

Discussion ensued regarding what the requirements were that someone would have to meet to be considered a home occupation and require a license. Commissioner Brady has a home occupation license and assured commissioners that people who have a home occupation will get a license in order to file their taxes because the federal government requires a business license number from the city. Mr. Brim concluded that the purpose of a home occupation was to incubate it so that it could grow.

Mr. Lee stated that the required parking for home occupation is a minimum of four on-site parking spaces. He explained that nuisances such as machinery or any process that would cause noise, odor, or any other impacts to neighbors are allowed. He stated that a showroom is not allowed within the home. The off-site employees of the home occupation may not come to the house or home occupation for business purposes. Multiple business licenses are allowed as long as all requirements are met.

Mr. Brim added that if for example you sell purses and you have a website design business you need to have two licenses.

Madam Chair Welsh talked about her neighbor having three home businesses and asked how she would fit in.

Mr. Brim answered that she could have only one employee coming to her house for all three of those things and couldn't violate any of the set regulations.

Mr. Lee stated that a maximum of 25% of the total floor area is allowed to be used for the home occupation. He continued that along with the required conditions for the application they would need to have a site plan and floor plan list, a list of materials and equipment used, the hours of operation, the trips and deliveries and any other government approvals, a building permit when needed and lastly a sign if requested by the applicant.

Mr. Brim, noted that they have the comment about changing the time for day cares and asked the commissioners if there was anything else they wanted in the code.

Commissioner Sullivan asked if this had to be renewed or it was something that had to apply for annually.

256 Mr. Brim, stated that the day care permit is a regulatory process but you have to renew your
257 business license every year.

258
259 Commissioner Jene commented that when short-term rentals were being discussed the
260 comment was made that it would bring revenue into the city. He then asked what revenue
261 comes to the city from all of these homebased businesses other than the business license fee.

262
263 Mr. Brim explained that if you're making something and selling something then there is a sales
264 tax. You get a sales tax number and you have to report what you sell. If you work for a company
265 and you're a consultant you pay state taxes.

266
267 Madam Chair Welsh asked if she were to be making pillows and selling them out of her house
268 would she technically supposed to be paying the city.

269
270 Mr. Brim answered yes you record the sales tax and a portion of that goes to the city

271
272 Discussion ensued regarding city revenue from home-based businesses. Commissioners
273 concluded that home-based businesses while they don't make a city wealthy they allow people
274 to have a launching pad for their business and allowing them is an incentive to keep people in
275 Vineyard.

276
277 Ms. Hart commented that George Reid the Vineyard Building Official wanted to add that this
278 ordinance does not exempt them from any building code requirements so we want to make
279 sure that they are meeting building code when they are applying for a home occupation.

280
281 Commissioner Jenkins asked if they have to meet ADA requirements

282
283 Mr. Brim commented that they had a home occupation that was a salon and Mr. Reid required
284 her to put in an accessibility ramp.

285
286 Commissioner Jenkins commented that if there were a day care in someone's basement and
287 they didn't pull a building permit that would need to be checked out before they could get a
288 home occupation license.

289
290 Madam Chair Welsh asked if a preschool or daycare would have to have wheelchair access.

291
292 Ms. Hart answered that there were no planning requirements for it but there may be building
293 ones.

294
295 Mr. Brim commented that that was maybe something that they put on the forms so that there's
296 a department check.

297
298 Chris Wilson commented that they could make it simply by just saying the applicant must
299 comply with all federal and state codes.

300
301 Mr. Brim added that for the actual check they could just ensure that that's something the
302 building department will check for.

Madam Chair Welsh asked what the next steps would be in moving forward.

Mr. Brim there will be a public hearing and this will come back so it would be good to post about it on the city Facebook page

Madam Chair Welsh suggested they reach out to anyone who has a business license and email them so that they're aware of the public hearing

Mr. Brim commented that if this gets a lot of attention on Facebook they may do a stakeholder meeting.

Madam Chair Welsh added that she wanted to make sure that they were being transparent about this change.

Commissioner Jene commented that they were going to learn a lot from people who have home businesses.

6.2 Signage Ordinance

Ms. Hart gave a background of why they were updating the sign ordinance. She explained that there was a Supreme Court case regarding the type and placement of signs between the Good News Community Church and the town of Gilbert Arizona. The case was that the church was putting up signs without a permit and they were cited twice by the city for exceeding the time limits of a temporary directional sign and failing to include the date and time of the event on the sign. The Church said that the city was infringing on freedom of speech. The Supreme Court held that the signs code distinction was content based and didn't satisfy strict scrutiny.

Content Based Sign Regulations – the Supreme Court says that if you are going to make regulations based on the content of the sign it needs to meet strict scrutiny. This means that it meets two standards which are serving a compelling governmental interest as well as is narrowly tailored to meet the interest. Ms. Hart explains that narrowly tailored means that it is a law written to specifically fulfill its intended goal. The intent being to reduce clutter.

Madam Chair Welsh asked about the Keep My Voice political signs that are strictly for the Republican Party talking about caucuses.

Ms. Hart, answered that they are not allowed in a public right of way. She continued that the code does call out political and ideological signs specifically which is why the sign code is being amended.

Mr. Brim added that if we say religious signs can't be in the right-of-way it has to be based on the sign itself and not the content of the sign.

Ms. Hart continued to explain content regulated signs. She said that strict scrutiny must be met if a sign is a non-commercial sign because of the town of Gilbert ruling. The government must prove that the regulation is designed to preserve a compelling government interest. She added that signs that pass strict scrutiny are things like warning signs on private property, signs that

direct traffic, and house number signs. Vineyard's sign code is going to be based off of content neutral signs so the regulations will be about size, materials, portability, location, and lighting.

Ms. Hart explained that she also put in that governments can forbid posting signs on public property as long as it does so in an even handed and neutral manner. Commercial speech is subject to intermediate scrutiny which means the law must advance a substantial government interest and be no more extensive than necessary.

Aesthetic concerns- the court pointed out that aesthetic concern could potentially justify uniform regulations but singling out particular commercial messages for more restrictive regulation would be considered content based regulation. Ms. Hart continued that what she is proposing for the sign code is that Vineyard's purpose and intent will go through four general things namely; provide each sign user an opportunity to provide effective identification by providing the time, place and manner for each sing, encourage well designed signs that contribute in a positive way to the cities visual environment, help maintain an image of quality for the city to support the roles and policy of our general plan, and to establish a process of review and approval of sign permit applications.

Sign Locations- For the sign locations Ms. Hart is proposing that permanent signs are not allowed within the public right-of-way or within the easement. Permanent signs must a minimum of five (5) feet from the property line. She added that for site triangles at intersections or on corners signs can't be placed within that triangle of thirty feet going one way. Temporary signs are also not allowed in any public right-of-way.

Commissioner Brady asked if this was regardless of the size of the sign.

Mr. Brim yes that's policy.

Sign Illumination – Ms. Hart, external light sources shall be directed onto the sign shielded to limit illumination of any direct object. Signs shall not have exposed florescent tubes or incandescent bulbs. She added that this would include something like a neon open signs and if the commissioners wanted to look into that it was an option.

Madam Chair Welsh, asked if what Ms. Hart was saying was that we couldn't have open signs to which Ms. Hart responded that they could have an open sign just not with florescent tubing.

Commissioner Jenkins asked if that would include if it was behind a window or not. Ms. Hart stated yes it would include signs behind a window.

Madam Chair Welsh asked if there would be an alternative to that kind of sign.

Ms. Hart answered that the signs could be restricted to brightness and how big the fluorescent lights could be.

Commissioner Brady suggested that they could make those restrictions applicable only to open signs.

Madam Chair Welsh asked what the reasoning was behind not allowing open signs

Ms. Hart answered that most of the sign codes that she researched don't allow them and that it's pretty common to restrict them.

Mr. Brim explained that those kinds of signs are so bright that people feel that they conflict with traffic lights. For some people it's hard to distinguish between them and traffic lights.

Commissioner Brady commented that there are open signs that are florescent bulbs.

Mr. Brim commented that the idea is to prevent people from creating a lot of really bright distracting light. If the commission wanted they could restrict the square footage for those types of signs.

Madam Chair Welsh commented that she likes not allowing those when thinking about how she wants the future downtown area to look.

Mr. Brim asked Ms. Hart how far away from the window signs can be without being considered in the maximum sign area. Ms. Hart stated it was three (3) feet. Mr. Brim then suggested that they could have it so that applicants put it on the back wall so that people could still see a sign.

Commissioner Brady commented that that could be a possibility as long as they let businesses know specifically.

Internally Illuminated signs- Ms. Hart explained that internally illuminated signs shall have opaque face panels so that only the letters, logos, numbers, and symbols appear illuminated. Awning with backlight text and graphic logos would not be allowed.

Discussions ensued regarding what would be considered internally illuminated and what wouldn't.

Sign Measurement- Ms. Hart stated that for sign height measurement the signs would be measured from the finished street. She mentioned that she talked to Mr. Overson (City Engineer) about it earlier and that would be changed to the top of back of curb. For projecting signs it's a maximum of 8ft above the finished sidewalk and can't project further than 3 ft. from the building. She added that the town center has its own sign code which is where she got this code.

Madam Chair Welsh, asked if they are going to be rehashing the town center code

Mr. Brim, answered that the plan is eventually to move the town center sign code into the city sign code. He added that this was so all of the special regulations would be in one spot.

Prohibited Signs- Ms. Hart stated signs with intermittent or flashing lights, animated or moving signs, video television computer displays.

Madam Chair Welsh asked if that is something that we would want to limit because doing so that would be limiting certain businesses

Ms. Hart explained that there is a difference between and electronic display that a static message and displaying video.

Madam Chair Welsh asked if this meant that signs couldn't show things like Youtube videos. Ms. Hart stated yes.

Commissioner Jenkins asked if vertical banners/flags would be allowed under this code

Ms. Hart, answered that there was a limit of three per property. She also added that inflatable signs wouldn't be allowed either.

Mr. Brim directed the conversation back to electronic displays. He asked if the commissioners wanted the ability to in some instances put up large electronic displays.

Madam Chair Welsh commented that those aren't something she really wants but she is hesitant to limit them.

Commissioner Brady commented that those signs are something most malls are moving towards.

Mr. Brim commented that the design for the promenade they took the pedestrian overpass and put a screen in the middle of it.

Ms. Hart commented that that was something they could do it would just have to be a static display that can't change more than once every eight seconds and no animation or special effects are permitted.

Mr. Brim added that it is safer to have it more restrictive rather than less.

Commissioner Jenkins asked what the process would be for someone to get a sign like that.

Mr. Brim responded that they could look at it in a special text amendment.

Madam Chair Welsh commented that she felt they should look at it how they looked at the drive thru ordinance by doing something like a conditional use permit.

Ms. Hart, agreed that they could write it like a conditional use permit. She continued that one of the things that she will talk about later in the presentation is freestanding pole signs and multitenant signs. She added that if an applicant wants their max to be higher than ten feet or a design that is not allowed, they could potentially come to the Planning Commission.

Madam Chair Welsh asked how that would affect the Megaplex.

Ms. Hart responded that they would have to be grandfathered in unless they changed their sign, in that case they would have to meet the new sign code.

Madam Chair Welsh commented that moving forward she didn't want the sign code to be too restrictive. She added she wanted the town to look classy but to allow businesses to be able to come in and create the signs they want.

Ms. Hart suggest they look into doing some type of permit for allowing a sign that doesn't meet the code.

Mr. Brim added that it would essentially be a conditional use permit. It allows them to come to the city and have their plans approved by the commission.

Commissioner Jene commented that he liked that idea because then the city doesn't just say no they say come in and work with us.

Mr. Brim stated that they could limit it to certain types of signs. For example for shared monument signs or electronic signs they would have to come in and talk with the city.

Madam Chair Welsh commented that she felt that is the avenue they should pursue.

Ms. Hart commented that another thing that they would be prohibiting is portable or A-Frame signs.

Commissioner Sulliva, asked if that would go for the town center as well.

Ms. Hart answered that the town center might be different.

Mr. Brim commented that he's worked in areas where those kinds of signs have been allowed downtown and that's something that the city really would have to keep on top of because people will put them right in walkways.

Ms. Hart added that another thing they could limit would be location and how many signs they would be allowed to have.

Commissioner Brady commented that since we're not regulating content there could potentially be a sandwich board outside that says vote for me.

Mr. Brim explained that there's a public sidewalk and then a private internal sidewalk that developments have so if we allow signs on the public sidewalk then the city would have to regulate it.

Ms. Hart explained that right now we wouldn't be allowed to do that unless there were changes made to say it would be allowed within certain limitations.

Mr. Brim a lot of downtowns will have buildings and in front of the building part of it is privately owned and part is publicly owned and they will place their signs on their private property.

Mr. Overson commented that on Main Street they're going to have a five-foot sidewalk and they are expecting that when the buildings come in they were going to add five feet or so that the businesses could use to set up tables and things in front.

Mr. Brim commented that it could be a pedestrian sphere.

Discussion ensued regarding whether or not they wanted to allow A-Frames. Safety and aesthetic concerns were discussed and the commissioners concluded that they didn't want to allow A-frame signs.

Ms. Hart, commented that they also won't be allowing bench or roof signs.

Freestanding Signs- Ms. Hart stated that permanent freestanding signs can only be of monument style and shall compliment the site architecture. Landscaping needs to be provided at the base. Within residential districts the maximum size of a freestanding sign is 25sq ft and 5ft in height. They can have one sign per pedestrian or vehicle entrance. For commercial districts a single tenant can be a max of 40 sq ft and 6ft maximum height. There may be one sign for single unit users and two signs for properties with frontage on two arterial streets. For multitenant one per street frontage and then properties with 800 sq ft or more shall be permitted signs for every sq ft.

Commissioner Jenkins asked if the signs that Woodside and Flagship have would be included in that.

Ms. Hart explained that those are temporary signs and through the definition permanent freestanding signs need to be monument style. There are restrictions for temporary signs and with our code it's a little more restrictive.

Discussion ensued regarding regulating temporary signs.

Wall Signs- Ms. Hart stated they shall consist of individual lettering only and may be internally or externally illuminated. What we allow is one square foot for every linear square foot of street frontage and not exceed 60 square feet. Minimum of 8 feet above the finished grade shall not extend above the lowest portion of the roof and shall be located within the middle 80% of the

building frontage and one per street frontage with a maximum of two. It shall not project more than 15 inches from the wall.

Discussion ensued regarding what would be considered frontage for a development with multiple businesses.

Mr. Overson asked if they would be allowed to have a sign on the building and a monument sign out front to which Ms. Hart responded yes.

Commissioner Brady asked if they were on a corner if they could have a sign on both sides of the building.

Mr. Brim answered yes and said that what they are going to run into is issues like the Milltown where you have internal streets that are fronting on private roads. He added that it might get confusing with street frontage because their road is still a street just a private one.

Madam Chair Welsh asked if they can do it on a private street.

Mr. Brim answered yes it's just arterial and if you're talking a development that's really large.

Awning Signs – Ms. Hart stated letters shall be located within the middle 70% of the valence area. They can be lit from under the awning backlit so it appears internally. The maximum size is 50% of the awning. There's an 8ft minimum clearance to the finished grade for the awning. Only the street fronting face of the awning can show the logo.

Mr. Brim, asked if she was counting the slope as the face or as something else.

Ms. Hart answered that currently how this is being proposed is you can't have anything but the logo on the valence but we're going to change that so that it can be done but otherwise you couldn't.

Madam Chair Welsh asked if this mean that they couldn't have phone numbers and other things like that on their signs.

Commissioner Brady suggested they make maximum sizes for awnings.

Mr. Brim, commented that they would be able to see the awning plan in the submitted site plan and it would be subject to building design code. He then asked if the signage would count towards the wall sign. He asked if they were to have an awning side could they then also have a wall sign. Ms. Hart stated yes.

Mr. Brim commented that an awning sign should be a subcategory of wall signs and included in the total maximum sign area for wall signs.

Commissioner Jenkins asked if a painted wall counted as a sign.

Ms. Hart yes if it contains a commercial message related to the business. She gave the example that if a pizza restaurant painted a pizza on their wall then it would be considered a wall sign but if it was of a unicorn then it would be considered a mural or art.

Projecting Signs- Ms. Hart stated that she took this section from the town center code. There's no maximum area for the sign, maximum height of eight feet in length, minimum of eight feet in clearance to finished grade, the top of the sign shall not be located below the windows on the second floor building. There shall be one per store front entrance and shall not project further than three feet.

Window signs – Ms. Hart stated that window signs shall not occupy more than 25% of the total area of a single window surface this rule applies to temporary signs as well. Any sign located inside of a building within three feet of an exterior window shall be counted as a window sign. All video displays visible from an exterior window are prohibited.

Commissioner Brady asked how the 25% was calculated.

Ms. Hart answered that it's per window panel.

Mr. Brim added that that is for aesthetic and safety reasons.

Changeable Copy Signs – Ms. Hart stated changeable copy signs shall have static displays that shall not change more than once every eight seconds. Animation or special effects such as traveling, scrolling, fading, dissolving, and bursting shall not be permitted. Ms. Hart explained that changeable copy signs also include the signs with the plastic letters that you can take off a board.

Drive Thru Menu Signs- Ms. Hart stated that only one preview menu board and one ordering menu board is allowed per drive thru business. Such signs may be freestanding or wall mounted. She added that all permanent freestanding signs are only monument style.

Commissioner Brady asked if that wouldn't allow dual drive thru lanes.

Discussion ensued regarding dual drive thru lanes. Mr. Brim concluded that this was something that the city will review and look into making a small amendment.

Flags and Flagpoles – Ms. Hart stated that flags and flagpoles shall not be located within any right-of-way. For open space, agriculture, and residential districts the maximum square foot for the flag would be 24 square feet. The maximum height would be 35 ft and the maximum number per lot would be two for all other districts. She added that this is flagpoles per lot and not just flags.

Mr. Brim asked if they could limit flags to just patriotic flags.

Madam Chair Welsh asked if that would be limiting content.

Ms. Hart, answered that the Supreme Court allows cities to distinguish between commercial and non-commercial flags.

Mr. Brim, commented that the city could have a good definition for commercial and non-commercial. He added that right now our code allows for people to have a flag pole.

Discussion regarding temporary signs in apartment complexes ensued. Morgan concluded that they would look in to regulations for blade signs.

Temporary Signs- Ms. Hart stated temporary signs are only allowed on private property. They can't be attached to permanent signs or temporary structures. They can be placed only in locations where permanent signs are allowed. They shall not be illuminated or constructed of durable rigid material. They must be suitable to location and purpose. They have to put the date the sign was erected on the sign and they have to remove it at the date of expiration. For all districts they may be displayed on private property for a maximum of 45 days in a calendar year and a maximum of 14 consecutive days at one time. They may be up for no more than four times in a calendar year.

Madam Chair Welsh asked if this would include Flagship signs.

Ms. Hart answered that it would fall under that and it is a very restrictive code. She added that she was open to looking into other things.

Mr. Brim commented that if they force them to do that than their competitive edge is gone.

Commissioner Jene, asked if political signs would fall under this

Ms. Hart answered that there is code regarding political signs and they can't be up more than 60 days before the election.

Madam Chair Welsh, asked if that would include the Keep My Voice signs.

Mr. Brim suggested that they get this code adopted and put it on a work session agenda with the city council because the council should be briefed before we start hard core regulating the sign code.

Mr. Overson commented that public works has gotten in trouble before for moving political signs in order to mow the lawn and he wants to make sure that this is addressed before the next election.

Commissioner Jene, commented that he had mixed feelings about this because he wants people to get out and vote and only allowing signs to be displayed for 14 consecutive days is restrictive.

Mr. Brim, explained that state code is different for political signs. They can be up for the duration of the campaign.

Mr. Jene agreed that this was a reasonable restriction.

Mr. Overson, commented that they needed to be careful where they allowed signs because it is a big issue for maintenance.

Ms. Hart answered that they are not allowed in public right of way only on private property to which Madam Chair Welsh pointed out that there are political signs in the median.

Mr. Brim commented that staff could research all of these topics and have a public hearing or they could have another work session.

Ms. Hart and Madam Chair Welsh stated that they could like to do another work session

Commissioner Brad, commented that most people want to be compliant and if they are aware that a code is in place they will try and stick to it but some people will put it in the median any way.

Mr. Brim responded that if you have a code in place that can be regulated.

Madam Chair Welsh, commented that since we are working on sign code it might be good to let every developer know that we'll be cracking down.

The work session closed with an agreement that another session on sign code would take place.

7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

No commissioners provided any reports

8. STAFF REPORTS

- Morgan Brim, Planning Director

- General Plan Open House- Mr. Brim reported that the open house was successful and that they are currently compiling comments. He added that they've interviewed all the commissioner, council members, and heads of departments and have found themes of a focus on big projects and pedestrian friendly areas. He continued that they are going to start interviewing community members in order to get more feedback.

- Don Overson, Town Engineer
Nothing to report

9. ADJOURNMENT

Motion: COMMISSIONER SULLIVAN MOTIONED TO CLOSE THE MEETING. COMMISSIONER JENE SECONDED THE MOTION. ALL WERE IN FAVOR AND THE MOTION PASSED UNANIMOUSLY AND THE MEETING CLOSED AT 8:48 PM.

MINUTES APPROVED ON:

CORRECTED BY: /s/ Claire Hague
Claire Hague, Permit Technician



**VINEYARD PLANNING COMMISSION
REGULAR MEETING**

**Vineyard City Hall, 240 East Gammon Road, Vineyard, Utah
Wednesday, May 2, 2018 at 6:00 p.m.**

Present	Absent
Commissioner Tim Blackburn	Madam Chair Cristy Welsh
Commissioner Bryce Brady	Commissioner Anthony Jenkins
Commissioner Jeff Knighton	Commissioner Nate Carter
Commissioner Shan Sullivan	

Absent: Cristy Welsh, Anthony Jenkins, Nate Carter

Staff Present: Community Development Director Morgan Brim, Planner Elizabeth Hart, City Engineer Don Overson, Permit Technician Claire Hague
Others Present: Resident David Lauret, UVU Students Ying Lee, Spencer Weakley, Zack Haws, Professor David Barker

1. CALL TO ORDER

Commissioner Blackburn called the meeting to order at 6:04PM

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Invocation given by Commissioner Brady.

3. OPEN SESSION

Commissioner Blackburn opened the open session at 6:05PM he asked for public comment. None was given, Commissioner Blackburn closed the open session at 6:05PM.

4. MINUTES REVIEW AND APPROVAL

Minutes from March 7, 2018 planning commission meeting were reviewed and no concerns were given.

MOTION: COMMISSIONER SULLIVAN MADE A MOTION TO APPROVE THE MARCH 7, 2018 MINUTES. COMMISSIONER BRADY SECONDED THE MOTION. ALL WERE IN FAVOR AND THE MOTION PASSED UNANIMOUSLY.

5. BUSINESS ITEMS:

5.1 Discussion: Building Height within the Waters Edge Development

Mr. Brim, explained that in the Waters Edge they are requesting to change their building height requirements as well as the way the city measures building height of single family dwellings in the Waters Edge subdivision. As far as height is concerned they would like to change the height requirement from 30 ft. to 35 ft. Mr. Brim added that this wouldn't mean that the model homes would change. He added that they had an incident where the sewer lines in the street are higher and required there houses a few feet and it cost them a lot of money. Mr. Brim added that in several other subdivisions they allowed for a 35 ft. maximum height and the city is okay with Waters Edge being the same. As far as the way that they were measuring height is concerned they want to be

43 measured from back of curb. They are currently being measured from natural grade and they want
44 to be measured from back of curb which is standard for the rest of the city.

45
46 Mr. Overson commented that one of the problems that Vineyard is having is a lot of homeowners
47 want walkout basements and which means that they have to bring their foundation up. Another
48 issue is that some areas have steep driveways. He added that because of these issues it would be a
49 good idea to require they keep the foundation a foot and a half above top back of curb.

50
51 Mr. Brim commented that it would be a good idea to put that in. He added that a lot of cities have a
52 10% maximum grade per driveway with the ability to go up to 12% with approval from the engineer
53 and that could be built in as well.

54
55 Commissioner Blackburn asked for clarification on the maximum foundation height.

56
57 Mr. Overson stated that the foundation as well as the top back of curb should be a foot and a half
58 maximum. He gave an example of the problem of car lights being shone into neighboring windows
59 do to driveway height. He added that if they can get the foundations to stay down lower it would
60 help with height issues overall.

61
62 Mr. Knighton expressed concern that if heights are being driven by sewer line connections then
63 there would be a good reason for the foundation to be above a foot and a half.

64
65 Mr. Overson stated that in the ten years he's worked in Vineyard there was only one time that he
66 saw the sewer lines were too shallow and that was one they'd proposed a single-story building and
67 decided to build a two story.

68
69 Mr. Knighton stated that he doesn't see a problem with it. He added that using natural grade is
70 something you see in much more mountainous areas but Vineyard has mostly flat topography so
71 using back of curb makes more sense.

72
73 Mr. Brim commented that this is important because the houses in these subdivisions are coming up
74 all at the same time so there's nothing to measure against so there needs to be a standard.

75
76 Commissioner Blackburn asked why Waters Edge was measured differently than the rest of the city.

77
78 Mr. Brim answered that the time when this method was established was when a council member
79 had a very tall house next to his and so if the house had been based off of the natural grade it
80 would've been shorter.

81
82 Commissioner Blackburn asked if this was the only area that was different than the rest of the city.

83
84 Mr. Brim answered that yes for standard residential subdivisions Waters Edge is the only one that's
85 different.

86
87 Commissioner Blackburn asked if 35 feet allowed for a three-story building. Mr. Brim answered that
88 it allowed for a true two story.

89
90 Commissioner Knighton commented that a three story would be pretty tough even with a sloped
91 roof and 35 feet is pretty standard for two story homes.

Mr. Brim stated that in most cases this isn't going to make the houses in the area go up to 35 feet. They aren't going to be swapping out any of their models it would just help in some instances.

Commissioner Blackburn asked about how many homes they are talking about.

Mr. Overson stated that just one area where instead of bringing the sewer line from the south and keeping it at 9 feet they brought it from the north and by the time they got down to these houses it got up to 7 feet so it was really influential.

Commissioner Blackburn asked what else the city needed from the commission.

Mr. Brim answered nothing at the moment he wanted to update the commissioners and make sure that there wasn't an issue for the developer to move forward with requesting a zoning text amendment.

Commissioner Blackburn commented that the commission had no grave concerns and that it makes sense for the standard to be the same throughout the city.

Mr. Brim answered that he would let the developer know and work with Mr. Overson on the driveway standards.

5.2 UVU Student Project Presentation

Mr. Brim introduces the UVU students and Professor David Barker. The students will be presenting their concept for the Lake Promenade within the Town Center. Mr. Brim suggested it would be best to do the presentation as a work discussion and have everyone gather around the table in order to see the students hand drawn designs.

Professor David Barker introduced the project and the students who are Ying Lee, Spencer Weakley, and Zack Haws. Dr. Barker talked about Vineyard being a blank canvas and wanted to create a space that is similar to a river in that there are ebbs and flows with some areas being faster and slower but all having different areas that you could stop and have things to look at. He added that all of the students had worked on a different section of the trail and each of them were going to talk about what they had worked on.

Spencer Weakley discussed his section of the project which was from the Frontrunner station up to Main Street. He discussed an underpass leading to the front runner station. This would enable people to go straight to UVU or use the downtown promenade. He talked about creating an intermodal hub so that people can come into the promenade without having to drive. He talked about the possibility of having water features and four to seven story buildings that could potentially be hotels and cafes and places where people can stop and shop. He concluded that they wanted to create a space where people could walk through and enjoy.

Zack Haws discussed his section of the project which was the heart of the trail. He discussed having traffic come from UVU on the east and the train station. He talked about having parking throughout and having this portion of the trail be very high density with it being a mixed use of business, residential, and retail. He discussed wanting it to be an area where people of all ages could congregate.

Ying Lee discussed her portion of the project which was from the center of town to the Vineyard connector. She spoke about having different play areas as well as relaxation areas. Some of the

ideas she proposed were a basketball court, a ropes course, and an amphitheater. She talked about it being an area where people would want to stop and play as well as relax.

Professor Barker spoke on behalf of a student that was sick. Her area was transitioning from the high-density zone out into a much more open boardwalk kind of area. She wanted there to be things like bike rental shops, skate shapes, and small stores where people would be able to be in a more natural environment. These shops would face the trail and the owners would get in through the back giving the area a cleaner look.

Professor Barker then spoke about the area as a whole and wanting to create a space where people could do a variety of activities so that it appealed to a wide demographic of people.

Mr. Brim asked Professor Barker if he could give examples of the places they studied to draw inspiration.

Professor Barker answered the river walk in San Antonio, the Washington DC mall, and the Riverwoods shopping center.

Mr. Brim asked for comments from the commissioners.

Discussion ensued among the commissioners about how much they liked the project.

Commissioner Blackburn commented that he like that the area takes people through different segments. He asked Professor Barker how they were going to make it not feel like a tunnel.

Professor Barker answered that he wanted parts of it to feel like a corridor with different districts and sections where some areas were narrower and some were wider. He added he doesn't think that it's necessarily a bad thing.

Commissioner Blackburn commented that he felt he would go through the narrow area quickly in order to get to the area that's more open.

Mr. Brim commented that what's nice about the design is that it gives an idea of what it would look like to have some areas be narrow and some wider. He added that if you look over by the train station and the buildings adjacent to it it's a real urban environment but it provides a pleasant quality open space.

Commissioner Blackburn asked if the rail station would be right at surface level.

Professor Barker stated yes and it would connect to the UVU property.

Mr. Brim commented that the mayor mentioned that it would create a flow with the promenade between the two buildings when you're going from one to the other.

Commissioner Sullivan asked how traffic was going to be mitigated.

Professor Barker answered that the frontrunner connection would help less automotive traffic to be in the area and Main Street flows through and intersect to the Vineyard connector so people can

191 park in that whole area. He added that this project wasn't developed at much more than a
192 conceptual level.

193
194 Mr. Brim commented that if they could encourage a parking structure near the station it wouldn't
195 be a bad thing for people to have to walk.

196
197 Discussion ensued regarding the look of the intermodal hub and that historically stations were a
198 place where people congregated and things were happening rather than a way to get from A to B.
199 Commissioners discussed that they liked the look and feel of the intermodal hub.

200
201 Mayor Fullmer commented that she likes that it's narrow between buildings because we want to
202 encourage pedestrian access but it makes it easier for people who have a hard time going longer
203 distances. She added she likes how it's sectioned into where people are planning on going thus
204 providing them easier access.

205
206 Professor Barker commented that the idea is to accommodate as many people as possible

207
208 Commissioner Blackburn, commented that they want to make sure that they have access for people
209 who are older or have disabilities because the hope is that people will stay in the area as they age.

210
211 Professor Barker stated that they've made all of the areas ADA accessible.

212
213 Commissioner Knighton commented that this is an opportunity that's really unique for Vineyard and
214 that we need to make sure that we get it right.

215
216 Commissioner Blackburn commented that he really liked the idea of having a pier in Vineyard.

217
218 Mr. Brim commented that there is a huge demand for open space and that the area where the pier
219 could potentially could be a great resource.

220
221 Professor Barker commented that in other cities near the lake it's all privately-owned homes but in
222 Vineyard it is public property and it could be really cool for residents to utilize that area.

223
224 Commissioner Knighton commented that the only place he would question is overpass connection
225 to Main Street. He added this was because the Vineyard connector is going to be pretty active and if
226 it's a true Main Street we'd want traffic to be slower there anyway.

227
228 Professor Barker added that there's a huge expense there but it's an area that people would love to
229 go and explore.

230
231 Mr. Brim commented that it's tough being an intermodal hub where we will potentially have light
232 rail, commuter rail, and a bus terminal. If we are looking at it just from a transit standpoint that over
233 a thousand trips and if we then get a million plus square ft of office buildings along Main Street it's
234 going to be more of what you would see in Park City. He added that it might work to create an
235 overpass that can be kind of an amenity where you can look out over the lake.

236
237 Mr. Overson discussed the original plans for the promenade and how cars were going to be able to
238 access that area. He transitioned to explain the current plan which is to bring the Promenade closer
239 to the Vineyard connector and have connecting to Vineyard road in the town center. He also

discussed the flow of traffic into and out of the area as well as the necessity for around 1,000 parking stalls in the intermodal hub due to the sheer scope of the hub.

Commissioner Knighton asked if Main Street is the way that you're going across the Vineyard Connector if you're going to the Frontrunner station and turning right up to it.

Mr. Overson answered yes or you could continue to 1200 N which is around the corner and come back in. He added that they are looking at alternative of possibly creating one exit lane that would come off of the Vineyard Connector right into a parking garage next to the train station in order to take traffic off Main Street and direct it to where it needs to go.

Discussion ensued regarding how traffic could get in and out of the area.

Commissioner Blackburn asked where the trails would be and whether or not there would be a trail along the lake shore.

Professor Barker answered that there wasn't a trail along Main Street just a sidewalk

Mr. Brim explained all of the trails that will be in the promenade. There will be one from Utah Lake connecting to the neighborhood just to the south. There will be an underpass trail that goes under the Vineyard Connector that'll connect both the UVU and the town center side. He added he believes that there will be a crosswalk on Main Street and the Vineyard connector so that there is a sidewalk connection and then trail connections on either side. Mr. Brim then asked if there was a way to make it a special intersection so that it could be designed with public art. He added that he thinks that the code calls out a 12-foot sidewalk so because of that the sidewalk could be more than just a sidewalk.

Commissioner Knighton answered that you could create a planted island in the middle of the intersection and have on traffic signal. He added that the Vineyard Connector seems like a big vehicular barrier and the more we can get people off of that and slow them down then the area can work on more of a pedestrian scale. He concluded that trying to achieve a pedestrian area along with vehicular traffic is a challenge.

Commissioner Blackburn added that there will be a huge residential area to the south and we can encourage people to walk rather than drive.

Commissioner Sullivan asked if the Vineyard Connector trail would hook below where the park and the playground are.

Professor Barker answered that you could create some off ramps that tie into the promenade as a trail as well.

Commissioner Brady commented that these plans were things that they really needed as a planning commission. Vineyard has such a blank slate that the commission doesn't always know what to do with it and this helps us to visualize what we want in our community.

Mr. Brim, invited the commissioners and citizens to come up and look at the drawings after the meeting.

6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Commissioner Knighton-stated that he gets a lot of questions about the superdome over by the Megaplex and he wanted an explanation of what it was so that he could explain it to people.

Mr. Brim explained that he talked to Steve Anderson who is the governmental communication director and he said that there is a plan to put UVU's logo on it so that. He also explained that they have a forty-year campus plan that's going to have a stadium, a basketball area, and several buildings and although the dome looks weird now it will look better when it's all built out.

Commissioner Brady, asked what the dome was made of. Mr. Flake, answered that there's an air system that keeps it vertical and it's structurally supported and capable of supporting up to twelve inches of snow.

Commissioner Blackburn asked Mr. Overson what the construction was that was happening on Center Street. Mr. Overson responded that Central Utah Water is putting a well there.

Commissioner Blackburn asked were the overpass was going to go.

Mr. Overson answered that it goes to the North. If you took Center Street and go due east it will run right across that well site. The plan was to hit the railroad side perpendicular because it gives a shorter span. He added that the top of the elevation will actually be on the West side.

Commissioner Blackburn reported that Vineyard Heritage Day was going to be coming up soon. He explained the event and invited everyone to attend.

Commissioner Brady reported that there is another Q&A coming up for the lake islands that's going on with Orem that's going on the following week on the 10th. He also asked for an update on Geneva clean-up.

Mr. Brim, explained that he and Mr. Overson are part of the Geneva committee and they are going to a meeting tomorrow and then after the committee chairs will be doing an open house where you can come and ask questions. He recommends that the commissioners go to that to gain more information. He also explained that the committee is mainly focused on clean-up and creating land use maps which will impact the general plan and allow for future zoning changes. They want to help cities identify problems and get grants so that redevelopment can occur.

Mr. Knighton commented that the public forum commissioner Brady mentioned is on Tuesday May 15th and is about building islands in Utah Lake. The idea is that building these islands will bring economic development into the area. He stated that a big part of what they are trying to do is predict economic needs and opportunities.

7. STAFF REPORTS

Community Development Director, Morgan Brim

Mr. Brim stated that he met with the UVU and they would like to put banners on city poles. They want to have a university street and they talked about having that road be Mill Rd. because it's adjacent to where their athletic field is going to be. One of the first project that the new university president Astrid Tumenez wants is to look at the Vineyard Campus. Morgan added here that we want to make sure that we are working with UVU to make the university cohesive with the town center.

Mr. Brim explained that they've been meeting and looking at designs for the train station to make sure that what happens is consistent with what we want and what we're doing on our side.

Mr. Brim stated that staff sent out an RFP for the general plan and they are going to be meeting with six consultants that they are going to be interviewing.

Commissioner Blackburn asked Mr. Brim how he felt the open house went. Mr. Brim, answered that he felt that it went well. That they had around 250 people throughout the night and it was hard to fit them all in. He added that they are going to be putting together a newsletter about the different comments that they've received.

City Engineer, Don Overson

Mr. Overson reported that for the overpass they are still waiting for comments from CUP and the goal is to start in September.

Mr. Overson explained that by 2020 Vineyard needs to have 6 ½ million gallons of water. He reported that they are looking toward getting it built it Orem over by Timpanogos hospital and it would be owned and taken care of by CUP. If the storage tank were to be in Vineyard it would need a pump tank and we would be limited on space.

Commissioner Knighton asked if it were built it Vineyard where it would go.

Mr. Overson, It would be in the 18-acre park. We plan to try to put a building on the front end of it that would function as our rec department and then we've talked about putting a climbing wall on the side of it. They would also cover it up to the extent that they could so it wouldn't be so tall.

Commissioner Jenkins, commented that he remembers saying some of that and what they are worried about is the height.

Mr. Overson, stated that they're looking at about 20 feet high so it wouldn't be a massive building but what we're really pushing for is to have it built in Orem.

Mr. Overson reported that UTA is probably 20 to 30 years out on the light rail and that Orem is pushing really hard to get light rail on State Street so we need to keep in contact with UTA so that they will get light rail in Vineyard.

Relocation of the railroad spur- Mr. Overson expressed that he feels that in order for Vineyard to become a city that spur needs to be removed.

Commissioner Knighton asked where the corridor for light rail will be.

Mr. Overson, answered that the spur line underneath the overpass that comes through Lindon turns and goes through the industrial part and then basically matches up with the frontrunner station on the front end of 800 North then it continues underneath the Vineyard Connector overpass down to forth north then heads east back up into Orem. He added that they've got UVU on board for their parcels.

Commissioner Blackburn asked if they were still talking 16 million dollars or more.

Mayor Fullmer stated they are going to be going into some pretty heavy negotiations in the next couple weeks about that project but they are trying to bring the cost down to match with land costs.

8. ADJOURNMENT

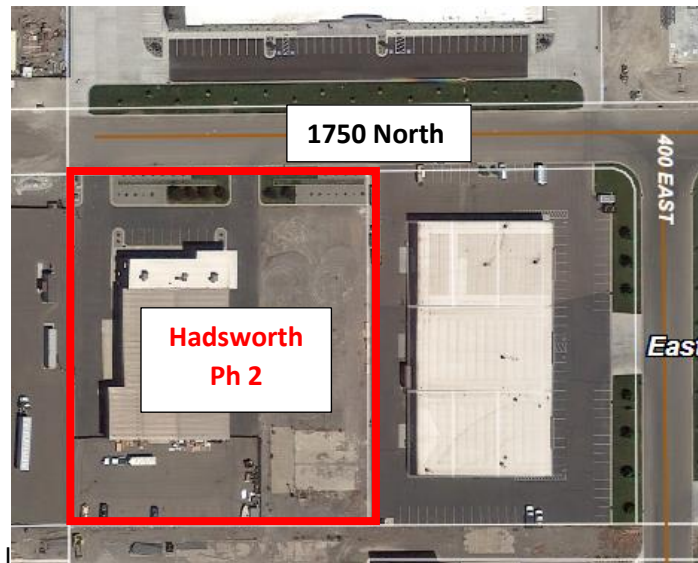
MOTION: COMMISSIONER KNIGHTON MADE A MOTION TO ADJURN. COMMISSIONER BRADY SECONDED THE MOTION. ALL WERE IN FAVOR AND THE MOTION PASSED UNANIMOUSLY.

MINUTESS APPROVED ON:

CORRECTED BY:

Claire Hague, Permit Technician

Date: August 15, 2018
From: Elizabeth Hart, Planner
To: Planning Commission
Item: Hadsworth Phase 2 Site Plan Application
Address: 330 E 1750 N
Applicant: Mark Wadsworth



INTRODUCTION:

The applicant, Mark Wadsworth, is requesting site plan approval of a second warehouse building on a lot within the Flex Office Industry (FOI) district with an existing building.

ANALYSIS:

The applicant is proposing to build a 21,700 square foot warehouse and office building. The proposed building consists of 5,700 square feet of office space and 16,000 square feet of warehouse space.

15.12 Establishment of Districts and Zoning Tables			
Compliance	CATEG	Standard	Comments
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	.050 District Use Table	Uses are identified in the District Use Table	The applicant is proposing a Warehouse, which is an allowed use within the FOI district
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	.060 Minimum Lot Size	20,000 SF	Total Lot Size: 106,283 SF New Area Size: 39,393 SF
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Maximum Building Height	60 Feet	The proposed building is 28 feet in height for the office space and 21 feet in height for the warehouse space.

COMMUNITY DEVELOPMENT

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Front Yard Setback	25 feet	~84 feet
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Rear Yard Setback	25 Feet	~44 Feet
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Side Yard Setback	20 Feet	East Side: 20 feet West Side: ~39 feet
15.36 Site Planning and Building Design Requirements			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	.030.1 Subdivision and Project Features	All subdivisions and other projects shall include features that add visual interest and attractiveness to the project area and the City.	The north side façade consists of Concrete Masonry Units (CMU), and has an entry way of windows and the wall has ten (10) windows with metal canopies over them.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	.03.1.a.i. View Protection	Care shall be taken to control the proportion and massing of buildings to minimize the obstruction of all views. Vertical design elements exaggerating building height and dominant rooflines shall be avoided.	The proposed building is approximately 21 feet in height and have flat roofs. The office space in the front creates the height and the warehouse space behind the office space is approximately 21 feet in height.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	030.1.a.ii.1 Coherent Building Design	All sides of a building shall be coherently designed and treated. A façade not related to the rest of the building shall be avoided. A consistent level of detail and finish on all sides of a building shall be provided.	The front façade consists of Concrete Masonry Units (CMU), and has an entry way of windows and the wall has ten (10) windows with metal canopies over them. The rest of the wall facades consist of a metal wall panel with two (2) garage doors on each side wall and a loading dock in the rear.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	030.1.a.ii.2.	Continuous building wall surfaces shall be relieved with variations of wall planes or overhangs that create shadow areas and add visual interest.	The building consists of overhangs around the entire building creating shadow areas.

COMMUNITY DEVELOPMENT

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	030.1.a.iii. Reduced Roof Mass	Visual impact is minimized when the roof is very shallow pitch, or a hip roof formation rather than a gabled formation.	The proposed roof is flat.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	030.1.a.v. Visual Patterns	All buildings shall have shadow relief created by recesses and projections.	The project includes <ul style="list-style-type: none"> - A covered entrance - Awnings and overhangs
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	030.1.a.vi. Architectural Details	Surface details, ornaments, and other building elements that enrich the character of a building are encouraged.	The front façade consists of CMU material, with alternating colors, awnings over the windows and an attractive entry way.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	030.7. Building Materials and Textures	Exterior building materials shall be similar to and compatible with those found in a rural setting. Are encouraged in natural colors or earth tone finishes	The building material is of CMUs. The color is proposed to match the existing building.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	030.10. Site Access	The location and number of access points to the site, the interior circulation pattern and the separation between pedestrians and vehicles shall be designed to maximize safety and convenience, and should be harmonious with proposed and neighboring buildings.	There are two access points off of 1750 North.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	030.13.c. Landscape Materials	All proposed plantings and site materials should be consistent with (but not uniform) and of a similar scale with existing natural neighboring landscape, and adjacent streetscape areas where appropriate. Drought tolerant "xeriscape" landscaping is encouraged.	There is existing landscaping along the street frontage. The proposed landscaping is within the front of the new building and within the parking islands.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	030.17. Site Lighting Standards	To protect views of the night sky, all outside lighting shall be "down lighting" so that lighting does not trespass to adjoining properties. All exterior lighting shall be shielded or hooded so that no light is allowed to spill or trespass onto adjacent properties.	Lighting of the parking area and exterior of building includes a lighting fixture that is hooded that is located on the building. There are 5 light fixtures on the rear wall, 14 in total on the side walls, and 4 on the front façade.
15.38 Parking and Loading Requirements			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	030.1.d.i. Accessible Parking	Accessible parking for non-residential developments shall be provided in conformance with the Americans with Disabilities Act (ADA), Utah Americans with Disabilities Act (Utah ADA) and International Building Code (IBC).	The building department checks this standard when a building permit is submitted. The applicant is proposing 2 ADA stalls in front of the proposed building. There are 2 existing ADA stalls in front of the existing building.

COMMUNITY DEVELOPMENT

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	030.1.e. Parking Stall Dimensions	<p>Minimum parking stall size:</p> <table border="1"> <thead> <tr> <th>Type</th> <th>Width</th> <th>Length*</th> </tr> </thead> <tbody> <tr> <td>Standard</td> <td>9 feet</td> <td>20 feet</td> </tr> <tr> <td>Parallel</td> <td>8 Feet</td> <td>24 Feet</td> </tr> </tbody> </table> <p>* The front of the parking space may overhang two (2) feet into a landscape strip or pedestrian walkway, however, any parking spaces protruding over a pedestrian walkway shall maintain at least a four (4) foot wide clearance for pedestrian access (a total of six (6) feet from the curb face to the opposite edge of the walkway).</p>	Type	Width	Length*	Standard	9 feet	20 feet	Parallel	8 Feet	24 Feet	All proposed parking stalls meet this requirement.
Type	Width	Length*										
Standard	9 feet	20 feet										
Parallel	8 Feet	24 Feet										
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	030.2.c. Off-street Parking Requirement Non-Residential Uses	<p>Warehouse: 1 space per 1000 SF of Warehouse area</p> <p>Office: 1 space per 300 SF of Office Area</p>	<p><u>Existing Warehouse:</u> Office: 5200 SF Warehouse: 15,800 SF Total Stalls Required: 33</p> <p><u>Proposed Warehouse:</u> Office: 5,700 SF Warehouse: 16,000 SF Total Stalls Required: 35</p> <p>Total Existing Stalls: 28 Total Stalls Added: 40 Total Stalls Provided on Site: 68</p>									
15.40 Landscaping												
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	080.1.b. Minimum Size of Plantings	All required deciduous trees shall be a minimum of two-inch caliper in size. All evergreen trees shall be a minimum of 6-feet in height. All shrubs shall be a minimum of 5-gallon in size.	Plant sizes were not given for the proposed landscaping. The applicant will have to provide staff a plant schedule.									
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	080.2.a. Onsite Landscaped Areas	For all development within the industrial zoning districts, landscaped areas shall be provided on the site in an amount equal to or greater than five (5) percent of the net site area, whichever is greater.	Net Site Area: 106,790 SF Required Landscaping: 5,314 SF Existing/Proposed: 10,627 S									
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	080.6.a Street Frontages	<p>The landscape setback, measured from the property line, for non-residential and multi-family uses shall be as follows:</p> <p>Arterial Streets: 25 feet</p>	There is ~30 feet of a landscaped setback.									
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	080.6.e	The installation of street trees, shrubs and vegetation groundcover shall be required for all	For the proposed building there is ~111' of street frontage which requires 5 trees and 50 shrubs.									

COMMUNITY DEVELOPMENT

<input type="checkbox"/> N/A		applicable projects in an amount equal to or greater than one (1) tree and ten (10) shrubs for every twenty (20) feet of street frontage.	There are 2 existing trees, an existing planter with grass and 4 shrubs. Staff is requiring that 3 more trees be added to the frontage of the new building and any landscaping shown on the landscaping plan submitted that has been deemed existing will need to be put in place according to the landscaping plan.
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FINDINGS:

With the proposed conditions, the proposed plats meet the following findings:

- It is in conformance with the Zoning Ordinance with the proposed conditions listed below.

RECOMMENDATION:

Staff recommends the Planning Commission approve the site plan subject to the following conditions:

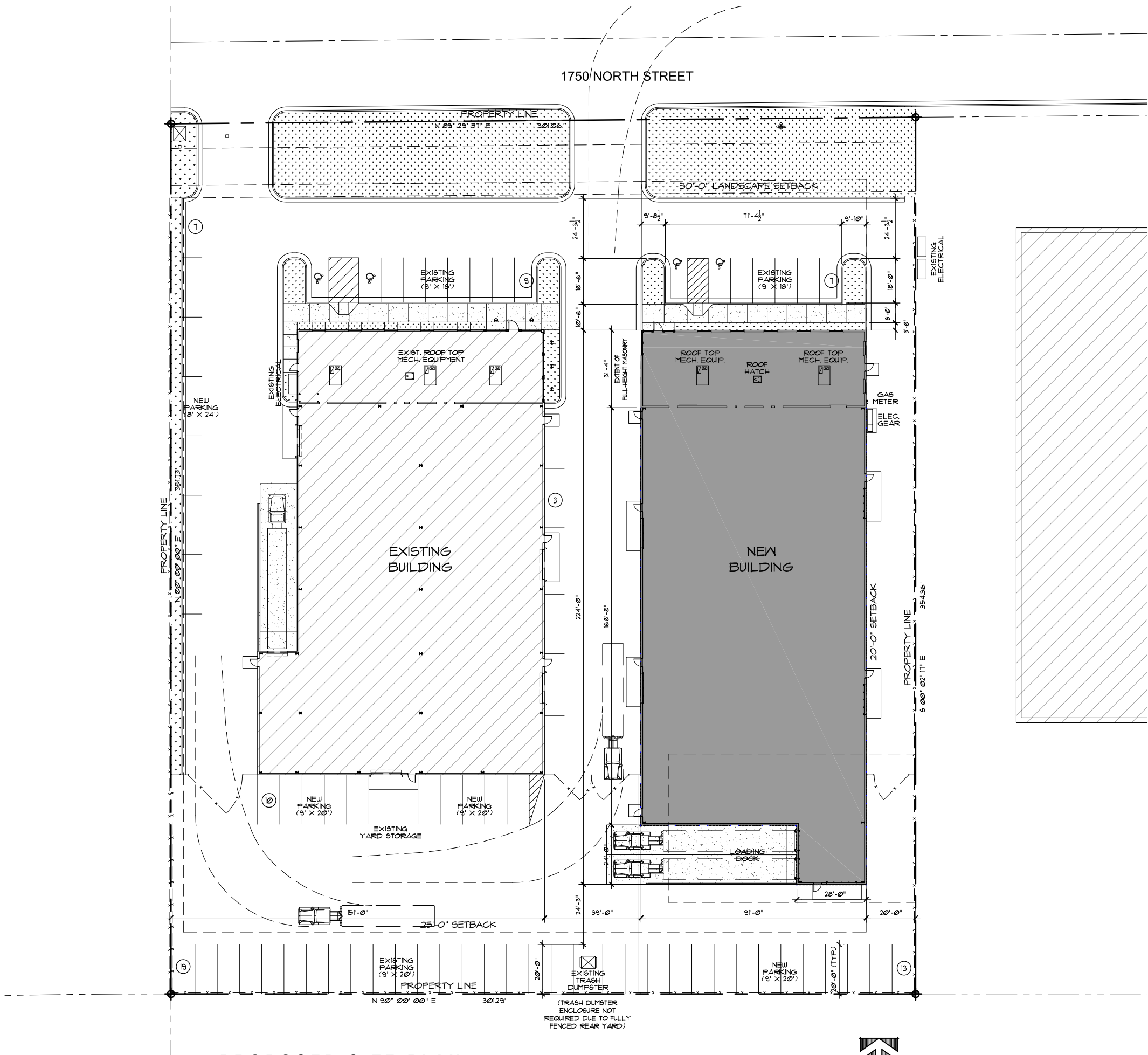
1. The applicant provides staff with a plant schedule for any new landscaping.
2. The applicant adds three (3) additional trees to the street frontage along the proposed building prior to the issuance of a Certificate of Occupancy.
3. The applicant will add any missing existing landscaping shown on the landscaping plan.
4. The applicant must install all of the required parking stalls prior to the issuance of a Certificate of Occupancy.
5. The applicant pays any outstanding fees and makes any redline corrections.

PROPOSED MOTION:

"I move to approve the proposed site plan for the Hadsworth Phase 2 with the proposed conditions listed above."

Attachments:

Site Plan Application
Site Plan



A PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

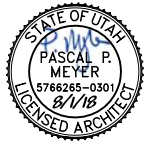


SITE INFORMATION

ZONING CODE	FOI (FLEX OFFICE & INDUSTRY)
LOT SIZE	106,283 SQ. FT. (2.45 ACRES)
EXISTING IMPROVED SITE AREA	66,890 SQ. FT. (1.54 ACRES)
NEW IMPROVEMENTS AREA	39,393 SQ. FT. (0.9 ACRES)
BUILDING USE	
OFFICE AREA	10,300 SQ. FT.
EXISTING BUILDING	5,200 SQ. FT.
NEW BUILDING	5,100 SQ. FT.
WAREHOUSE	31,800 SQ. FT.
EXISTING BUILDING	15,800 SQ. FT.
NEW BUILDING	16,000 SQ. FT.
BUILDING FOOTPRINT (2 BUILDINGS)	31,550 SQ. FT.
LOT COVERAGE (60% MAX.)	35.3 %
PARKING	
STALLS REQUIRED (31,800 / 1000 WAREHOUSE)	32 STALLS
STALLS REQUIRED (10,300 / 300 OFFICE)	36 STALLS
TOTAL STALLS REQUIRED	68 STALLS
ACCESSIBLE STALLS REQUIRED	4 STALLS
TOTAL STALLS PROVIDED	68 STALLS
ACCESSIBLE STALLS PROVIDED	4 STALLS
EXISTING PARKING	28 STALLS
NEW PARKING	40 STALLS
TOTAL PARKING PROVIDED	68 STALLS

PROJECT
A PROPOSED SHOP BUILDING FOR:

Hadsworth, LLC. - Phase II
Geneva Industrial Business Park, Lot 11
Vineyard, Utah



SHEET TITLE

Proposed
Site Plan

REVISIONS

PROJECT: 18-013.01
DATE: August 6, 2018
SCALE: As Shown
DRAWN BY: sj
CHECKED: ppm

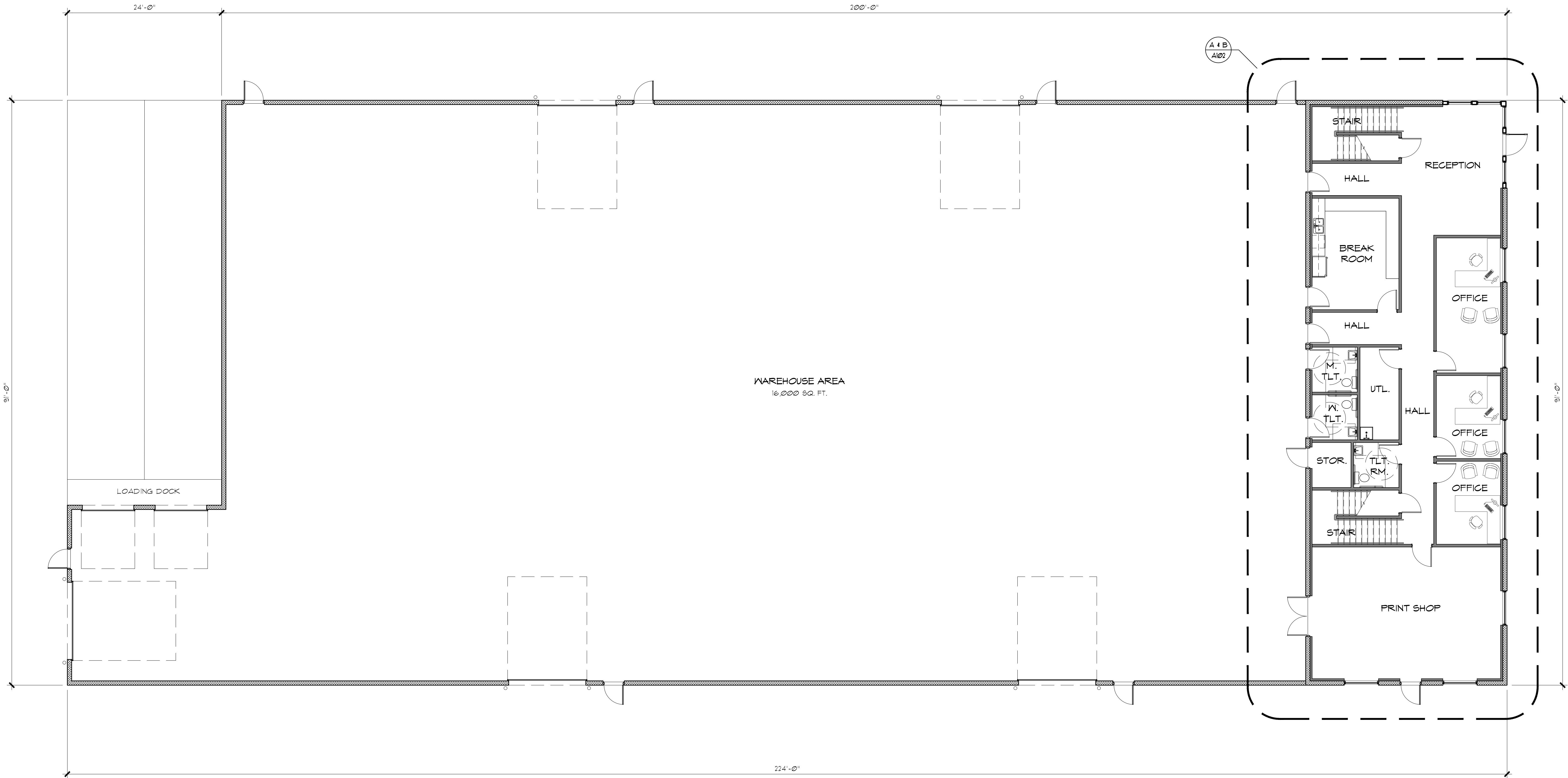
	SHEET	
	A001	

CARPENTER STRINGHAM
ARCHITECTS LLC

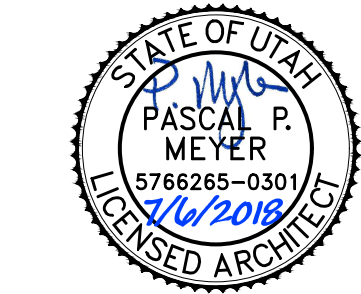
9133 S MONROE PLAZA WAY SUITE D
SANDY UT 84707

ARCHITECTURE
PLANNING
INTERIORS
TEL: 801.890.1092
WWW.CARPENTERSTRINGHAM.COM

\\CSASERVER2\Carpenter Stringham\Projects\18-013.01 Wadsworth Shop Bldg - Vineyard\Schematics\A101.dwg July 06, 2018 - 8:27 AM

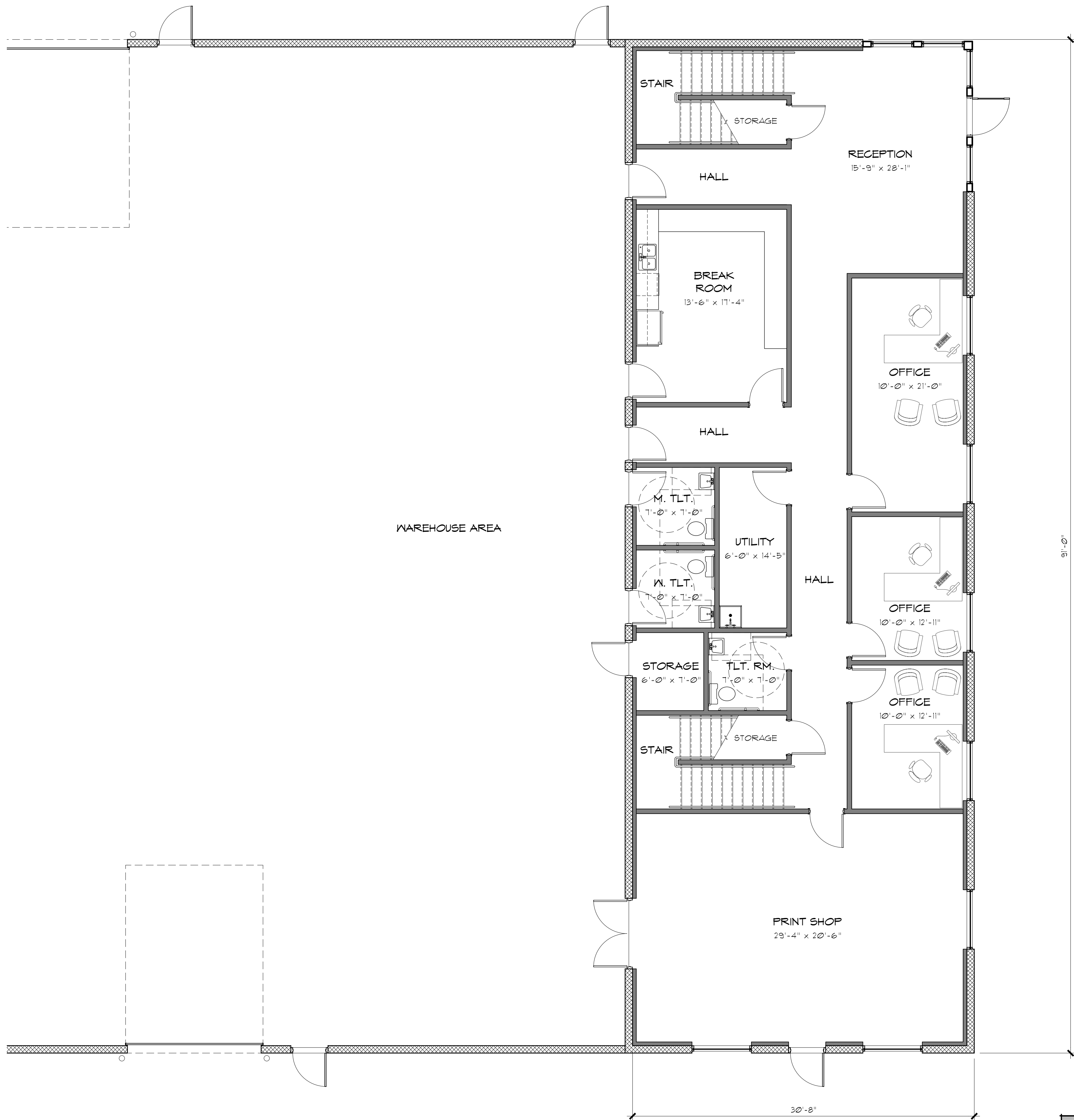


A OVERALL MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



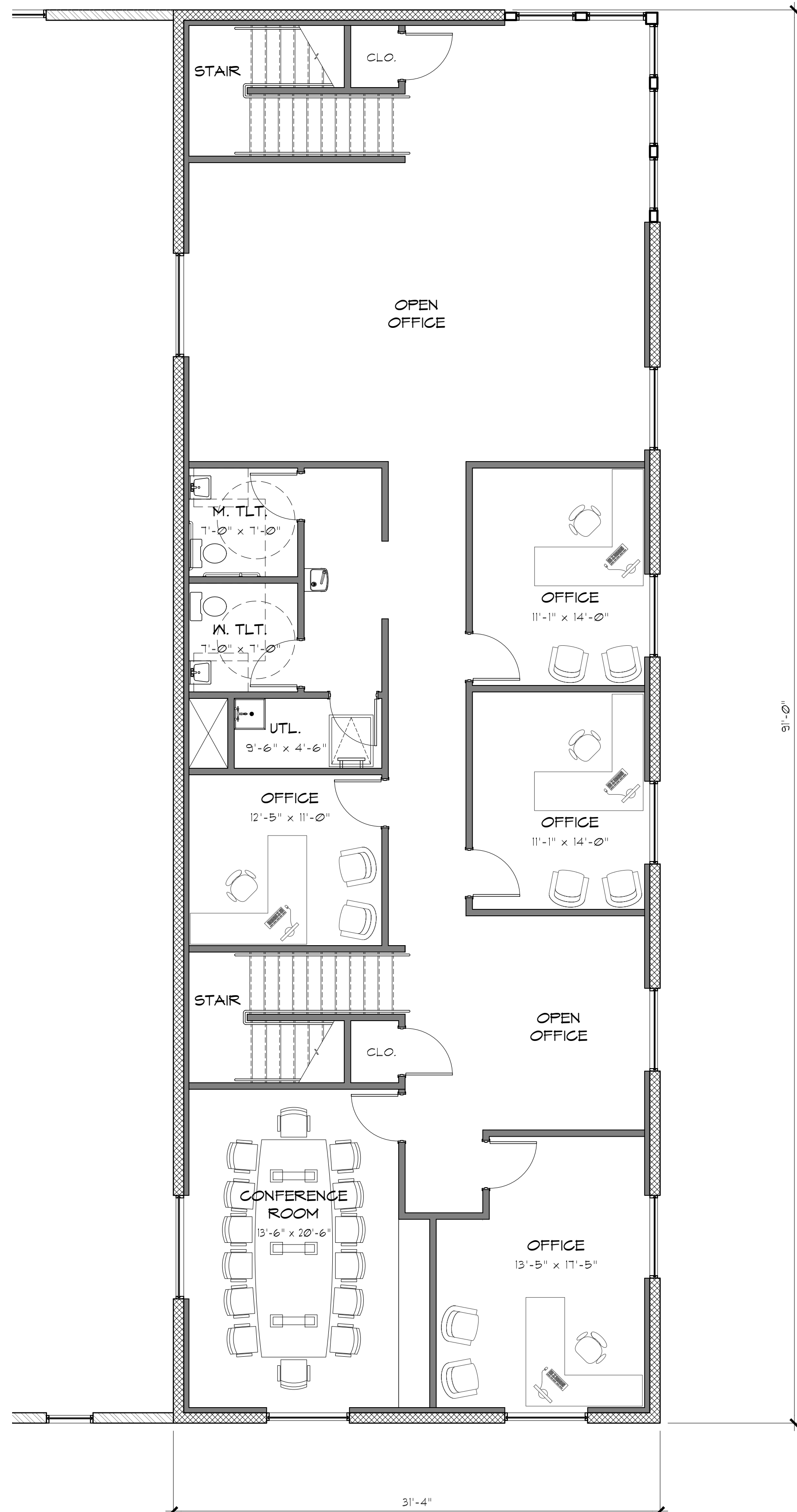
REVISIONS	

\\CSASERVER2\Carpenter Stringham\Projects\18-013.01 Wadsworth Shop Bldg - Vineyard\Schematics\A102.dwg July 06, 2018 - 8:26 AM



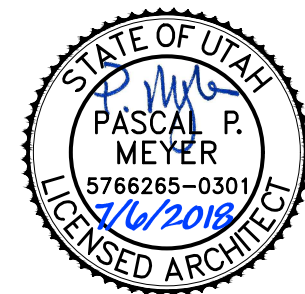
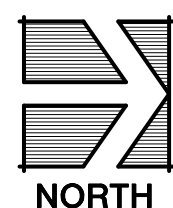
A PROPOSED MAIN LEVEL OFFICE FLOOR PLAN

SCALE: 3/16" = 1'-0"



B PROPOSED 2ND LEVEL OFFICE FLOOR PLAN

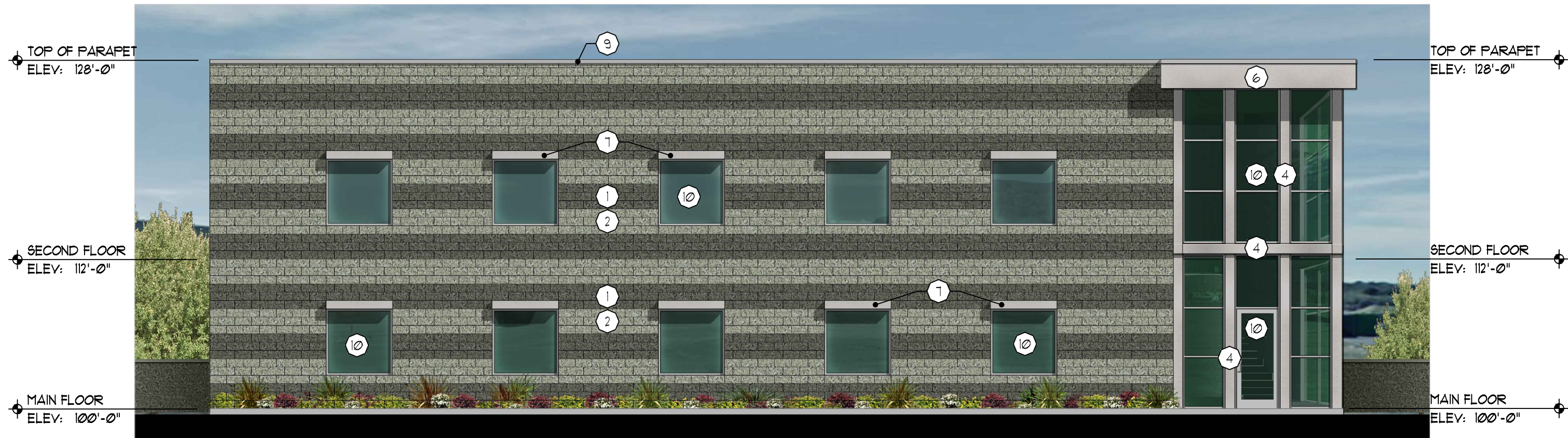
SCALE: 3/16" = 1'-0"



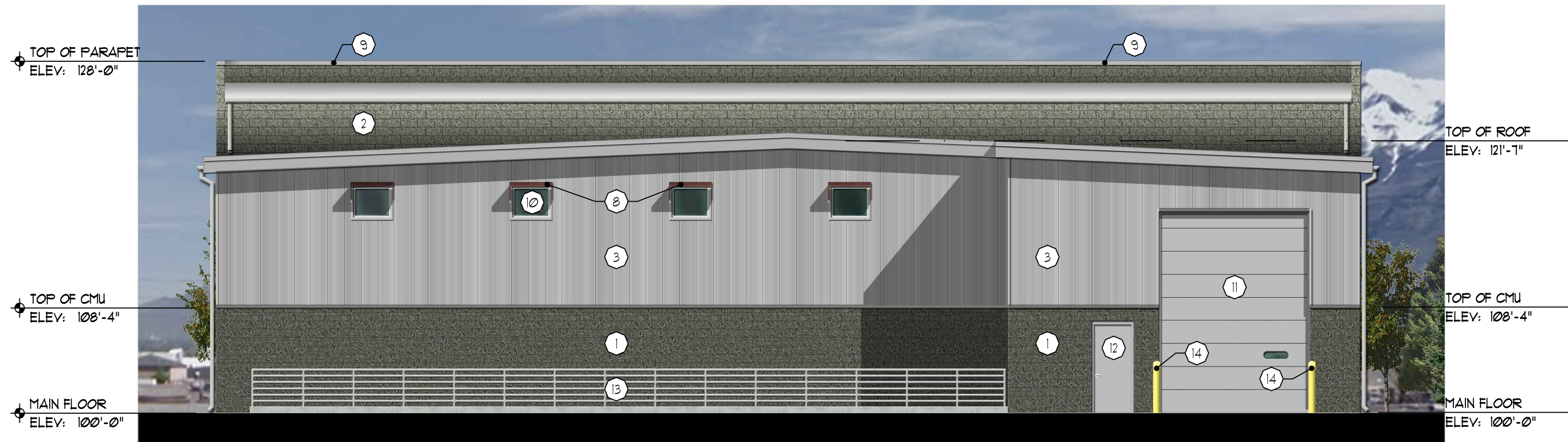
REVISIONS	

\\CSASERVER2\Carpenter Stringham\Projects\18-013.01 Wadsworth Shop Bldg - Vineyard\CDs\A210.dwg July 06, 2018 - 8:30 AM

EXTERIOR FINISH KEY			
①	CMU WALL (FIELD COLOR) 8"x8"x16" SPLIT-FACE CMU; COLOR TO MATCH ADJACENT BUILDING	⑤	METAL ROOF PANEL STANDING SEAM METAL ROOF PANELS; COLOR TO MATCH ADJACENT BUILDING
②	CMU WALL (ACCENT COLOR) 8"x8"x16" SPLIT-FACE CMU; COLOR TO MATCH ADJACENT BUILDING	⑥	PRE-FINISHED ALUMINUM FASCIA PRE-FORMED ALUMINUM PANELS; MBCI SIGNATURE 300 (OR EQUAL), CLEAR ANNOXIDIZED ALUMINUM
③	METAL WALL PANEL METAL WALL PANEL; PRE-ENGINEERED TEXTURECLAD WALL PANEL (STRON-LOK OR EQUAL) COLOR TO MATCH ADJACENT BUILDING (TAN)	⑦	METAL CANOPY 8" WIDE ALUMINUM CANOPY; CLEAR ANNOXIDIZED ALUMINUM
④	COLUMN / BEAM BREAK METAL WRAPPED COLUMN OR BEAM; CLEAR ANNOXIDIZED ALUMINUM	⑧	METAL WINDOW SHADE SHAPED ALUMINUM WINDOW FIN SHADE; COLOR TO MATCH ADJACENT BUILDING
⑨		⑨	PRE-FINISHED PARAPET CAP PRE-FORMED PARAPET CAP; MBCI SIGNATURE 300 (OR EQUAL), CLEAR ANNOXIDIZED ALUMINUM
		⑩	ALUMINUM STOREFRONT SYSTEM ALUMINUM STOREFRONT SYSTEM; CLEAR ANNOXIDIZED FINISH w/ 1" INSULATED LOW-E GLAZING (GREEN TINTED)
		⑪	INSULATED OVERHEAD DOOR BY DOOR MANUFACTURER
		⑫	HOLLOW METAL DOOR & FRAME INSULATED HOLLOW METAL DOOR AND FRAME (PAINTED)
		⑬	METAL TUBE GUARD RAIL 2" METAL TUBE GUARDRAIL PAINTED; LIGHT GREY
		⑭	BOLLARD 6" DIA. CONCRETE FILLED STEEL BOLLARD PAINTED YELLOW



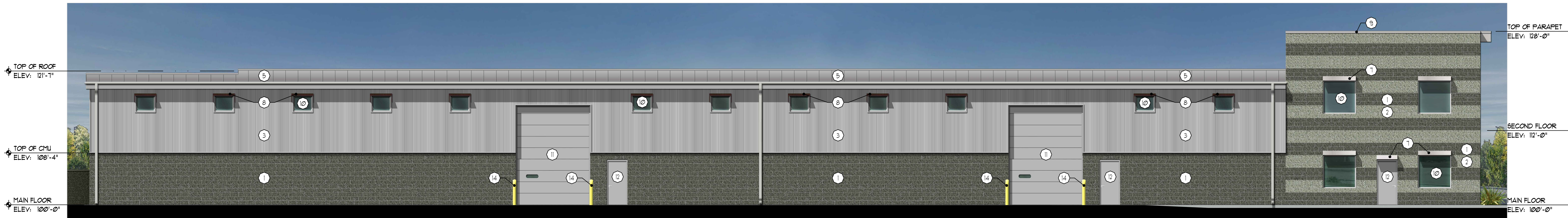
A PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



B PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

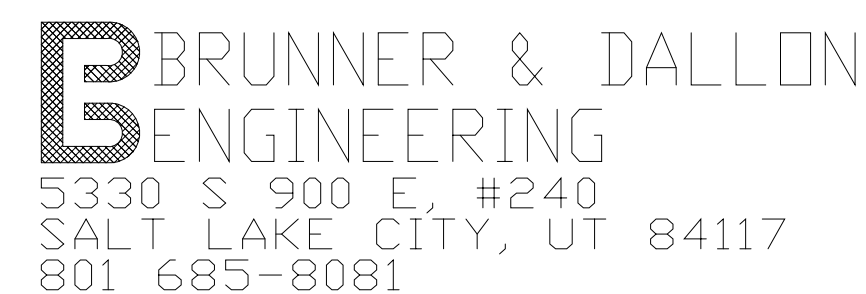


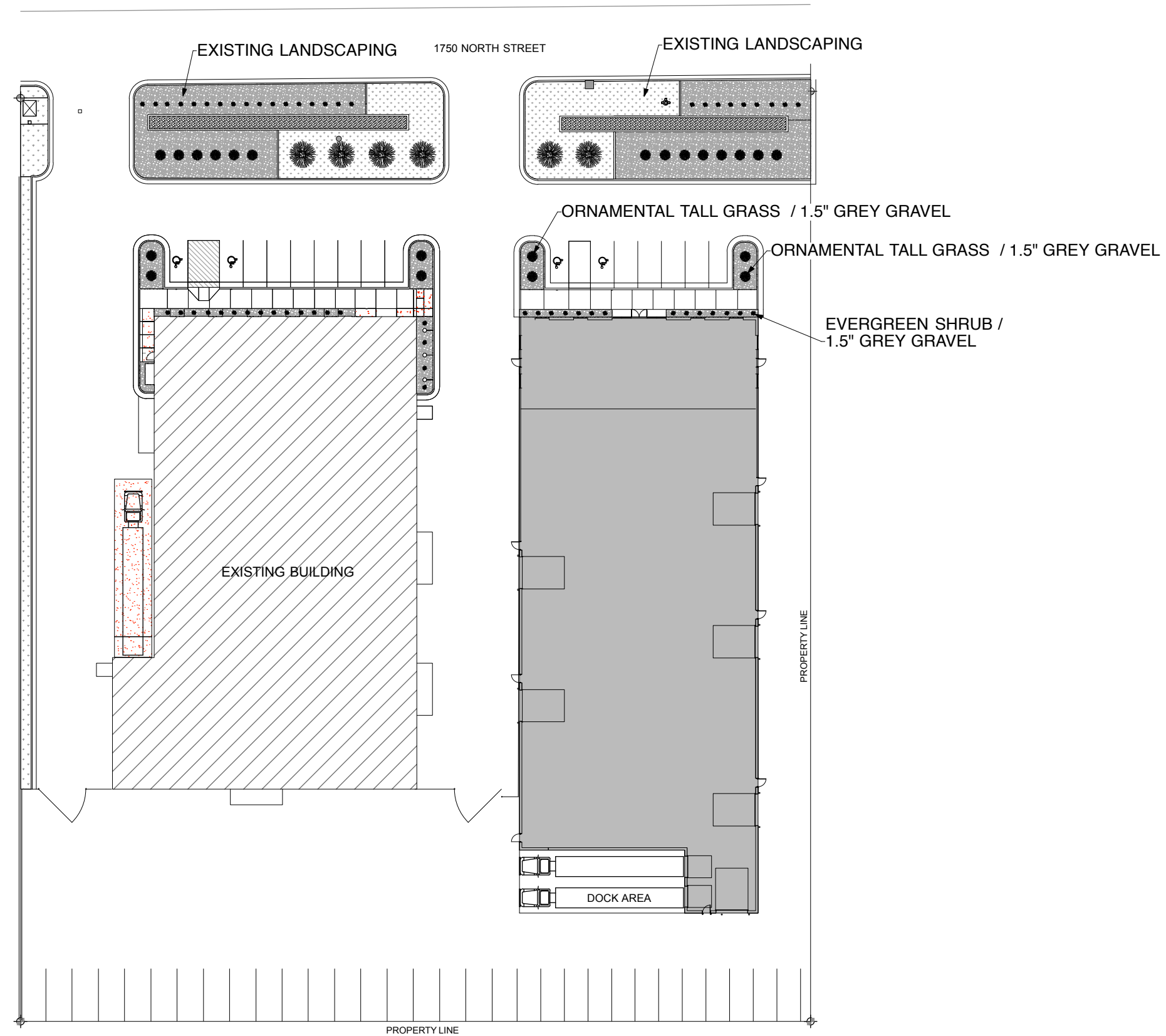
C PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



D PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"

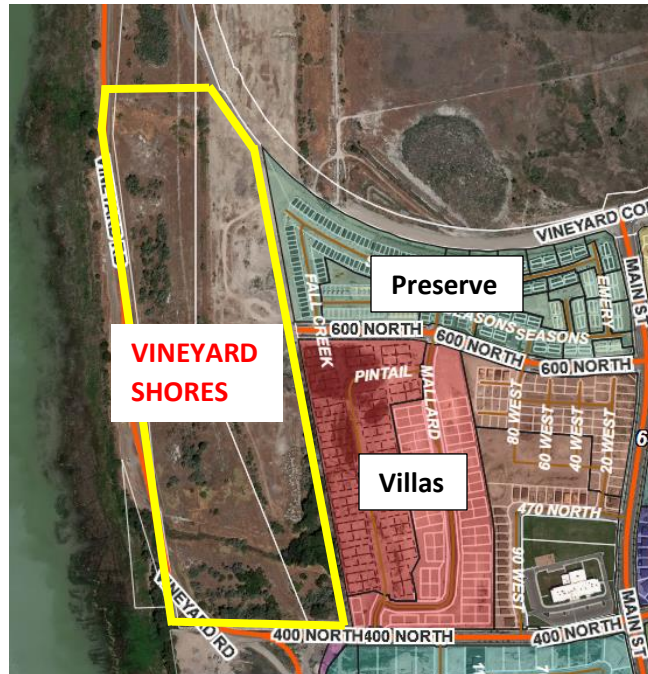
1750 NORTH STREET





Community Development

Date: August 15, 2018
From: Elizabeth Hart, planner
To: Planning Commission
Item: Vineyard Shores Preliminary Plat
Address: ~ 300 West and Vineyard Loop Road
Applicant: Edge Homes, LLC



INTRODUCTION

The applicant, Edge Homes, is requesting preliminary plat approval for the Vineyard Shores. The subject property is located within the Town Center Lake Front Residential district. The subject property extends north from 400 North to just south of the Vineyard Connector and extends west from the Waters Edge subdivisions the Preserve and Villas to the edge of the existing Vineyard Road and Utah Lake. The applicant is proposing fifteen (15) Single-Family Lots, forty-one (41) Condo buildings and fifty-five (55) Townhome buildings for a total of 695 residential units.

ANAYLISIS

The Lake Front Residential district promotes the connection to the edge of Utah Lake and adjacent trail system. Buildings front on Utah Lake with internal open spaces and access.

The subject property is 51.07 acres, which includes 13.38 acres of open space. The proposed open space for the development does not include the Utah Lake beach area improvement. For all projects within the Town Center, twenty percent (20%) of the total project area is required as on-site open space. The applicant is proposing 26.2% of the project to be dedicated as open space. The Lake Front Residential District allows for the building types of small single-family lots, townhomes, mansion homes and single-

Community Development

purpose buildings. The applicant is proposing a total of 695 residential units, a density of 13.61 units per acre.

CATEGORY	PROPOSED	COMMENTS	CONFORMANCE
Property Size	51.07 Acres		NA
Total Open Space	13.38 acres or 26.2%	This does not include the improvements to Utah Lake. All projects within the Town Center are required to have 20% of the entire project area as on-site open space.	YES
Small Lot Single Family Dwellings	15 total lots	These lots are located on the south portion of the property.	YES, an allowed building type.
Minimum Lot Size	4500 SF	Lot sizes range from 4,517 SF to 10,573 SF	YES
Minimum Lot Width	40 feet		YES
Condo Buildings	41 total buildings	Located throughout the development	YES, an allowed building type.
Condo Units	410 total units (10 units per building)		
Townhome Buildings	55 total buildings	Located throughout the development	YES, an allowed building type.
Townhome Units	270 total units		
6- Plex	19 buildings – 114 units		
5-plex	15 buildings – 80 units		
4-plex	17 buildings – 64 units		
3- plex	4 buildings - 12 units		
Total Residential Units	695		NA
Total Density	13.61 Units/Acre	The Lake Front Residential district does not call out a maximum density for this area.	

STREET TYPES

The Lake Front Residential has two street types within its district, Side Streets and the Lake Front Street.

Side Streets

The side street within the Lake Front Residential district is the extension of 600 North, also known as Vineyard Loop Road, into the subject property and intersects with the extension of 300 West. Side streets are meant to accommodate pedestrians and bicyclists, but since they are low-speed and low-traffic, active transportation users will not require the same degree of separation or protection.

Community Development

CATEGORY	STANDARD	PROPOSED	COMMENTS
Typical Right-of Way Width	61 feet to 81 feet	88 total feet	The total width of the ROW includes the travel lanes, parallel parking, the park strip and sidewalk.
Parking Lanes	Parallel parking is required on both sides of the street	30 total parallel parking spaces	Spaces are located on both the North and South sides
Bicycle Facilities	Shared Bike Lanes	These items are included in the total ROW width, specifics measurements have not been given with the preliminary plat. With the final plat and site plan staff will check to make sure these minimum requirements are met.	
Pedestrian Facilities	6' to 10' of sidewalk		
Street Buffer	6' to 8'+ of street buffer.		

Lake Front Street

The extension of 300 West into the Vineyard Shores development is considered to be the Lake Front Street. 300 West will come to a "T" intersection at 400 North and then continue north through the subject property following the powerline corridor until it runs into the future alignment of the Lake Promenade and Vineyard Connector. The Lake Front street is intended to accommodate a two-way vehicular traffic that features on-street parking on either side of the road and has a different cross-section that is more residential focused than commercial.

CATEGORY	STANDARD	PROPOSED	COMMENTS
Typical Right-of Way Width	100 feet to 200 feet	Between 100' and 120'	This includes the travel lane width, parallel parking, the park strip and sidewalk
Parking Lanes	Parallel parking is required on one side of the street, or may alternate from one side of the street to the other depending on which side it is needed.	100 total parallel parking spaces	Located on mostly on the western side of the road with some on the east side near the south.
Bicycle Facilities	Not designated	These items are included in the total ROW width, specifics measurements have not been given with the preliminary plat. With the final plat and site plan staff will check to make sure these minimum requirements are met.	
Pedestrian Facilities	Minimum 8-foot wide clear sidewalk		
Street Buffer	A larger street buffer should be negotiated with adjacent land owners		



Community Development

FINDINGS:

With the proposed conditions, the preliminary plat meets the following findings:

- It is in conformance with the Town Center Zoning Ordinance.

RECOMMENDATION:

Staff recommends the Planning Commission recommends approval to the City Council with the following conditions:

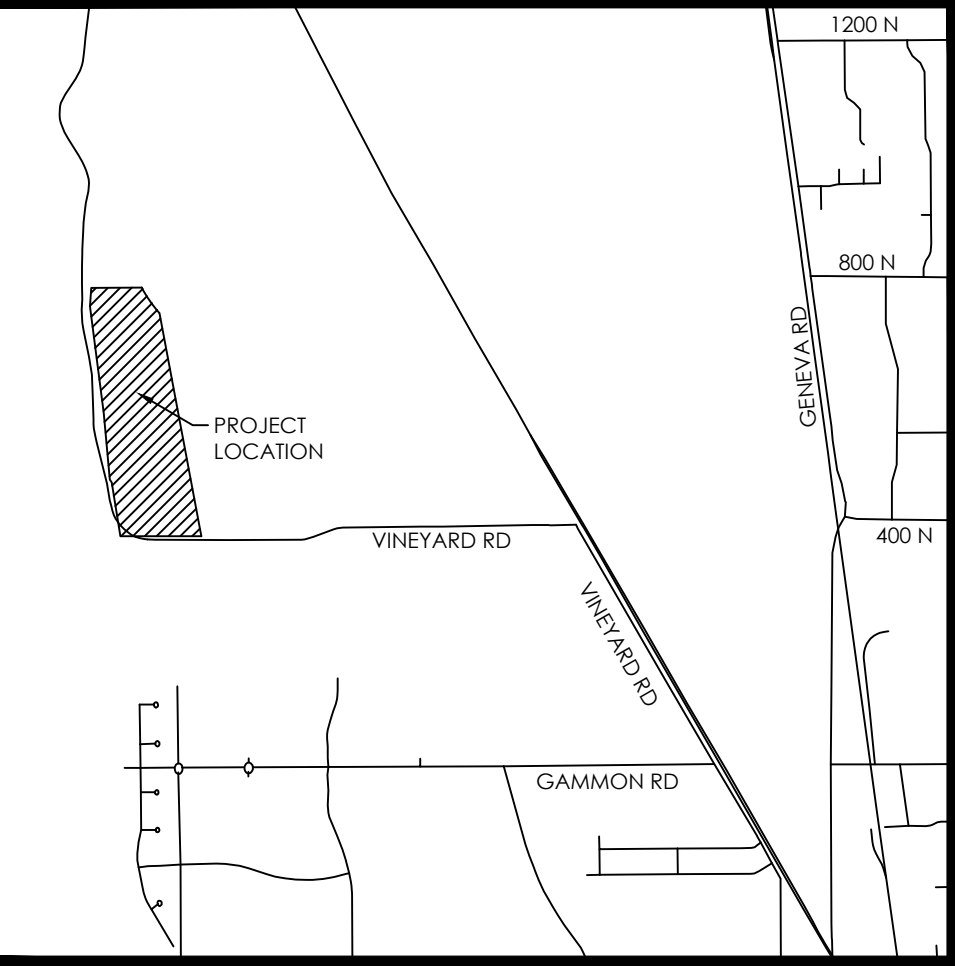
1. The applicant works with staff on the northern extension of the Lake Front Street and with the required alignment for the westside Lake Promenade.
2. The applicant provide documentation from the State regarding the improvements to the Utah Lake.
3. The applicant pays any outstanding fees and makes any redline corrections.
4. The applicant is subject to all federal, state and local laws.

PROPOSED MOTION:

"I move to recommend approval of the proposed Vineyard Shores Preliminary Plat with the proposed conditions."

Attachments:

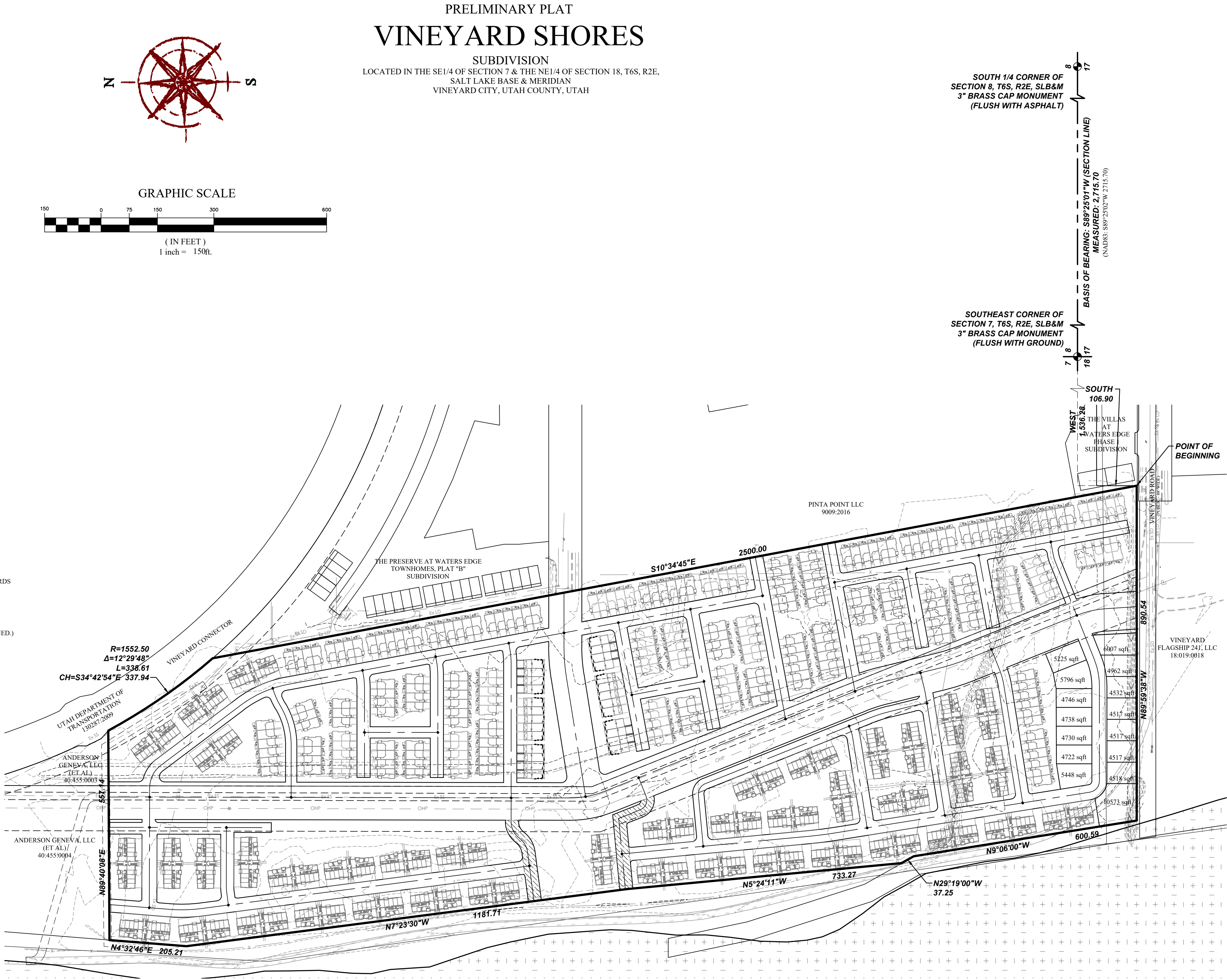
Preliminary Plat Application
Preliminary Plat



VICINITY MAP
N.T.S

LEGEND

- [XXXX] ----- EXIST. CONTOUR MAJOR
----- [XXXX] ----- EXIST. CONTOUR MINOR
----- [XXXX] ----- BOUNDARY
- X --- X --- X EXIST. FENCE
--- Ex SD --- EXIST. STORM DRAIN
--- Ex SS --- EXIST. SANITARY SEWER
--- Ex W --- EXIST. CULINARY WATER
--- Ex RR --- EXIST. IRRIGATION
--- CHP --- EXIST. OVERHEAD POWER
--- Ex W --- EXIST. CULINARY WATER
--- --- EXIST. DITCH
- SECTION MONUMENT
[Symbol] EXIST. SD INLET, MANHOLE & COMBO BOX
[Symbol] EXIST. SEWER MANHOLE
[Symbol] EXIST. LAND DRAIN MANHOLE
[Symbol] EXIST. WATER VALVE & WATER METER
[Symbol] EXIST. FIRE HYDRANT
[Symbol] EXIST. ELECTRICAL BOX
[Symbol] EXIST. STREET LIGHT
[Symbol] EXIST. POWER POLE
[Symbol] EXIST. SPOT ELEVATION
+ XXXX.X DEED ENTRY No. PER UTAH COUNTY RECORDS
XXXX.XXXX UTAH COUNTY PARCEL No.
XX.XXX.XXXX LIMITS OF ASPHALT PAVEMENT
- [Symbol] FEMA FLOOD ZONE AE (SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD WITH BASE ELEVATIONS DETERMINED.)



SURVEYOR'S CERTIFICATE

I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Spencer W. Llewellyn
Professional Land Surveyor
Certificate No. 10516507

Date

BOUNDARY DESCRIPTION

Portions of the SE1/4 of Section 7 and the NE1/4 of Section 18, Township 6 South, Range 2 East, Salt Lake Base & Meridian, located in Vineyard, Utah, more particularly described as follows:

Beginning at a point on the Westerly line of THE VILLAS AT WATERS EDGE Subdivision, Phase 1, according to the Official Plat thereof on file in the Office of the Utah County Recorder, located West 1,536.28 feet and South 106.90 feet from the Southeast Corner of Section 7, T6S, R2E, SLB&M; thence N89°59'38\"/>

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____ A.D. 20 ____

BY:
(PRINTED NAME)

ITS: _____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20 ____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____ IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

PAGE 1 OF 2

PRELIMINARY PLAT
VINEYARD SHORES
SUBDIVISION
LOCATED IN THE SE1/4 OF SECTION 7 & THE NE1/4 OF SECTION 18, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY ENGINEER SEAL CITY RECORDER SEAL



PREPARED FOR
EDGE HOMES, LLC
13702 SOUTH 200 WEST B12
DRAPER, UT 84020

CITY ATTORNEY

APPROVED AS TO FORM THIS ____ DAY OF _____ A.D. 20 ____

VINEYARD CITY ATTORNEY

CITY ENGINEER

APPROVED AS TO FORM THIS ____ DAY OF _____ A.D. 20 ____

VINEYARD CITY ENGINEER

MAYOR

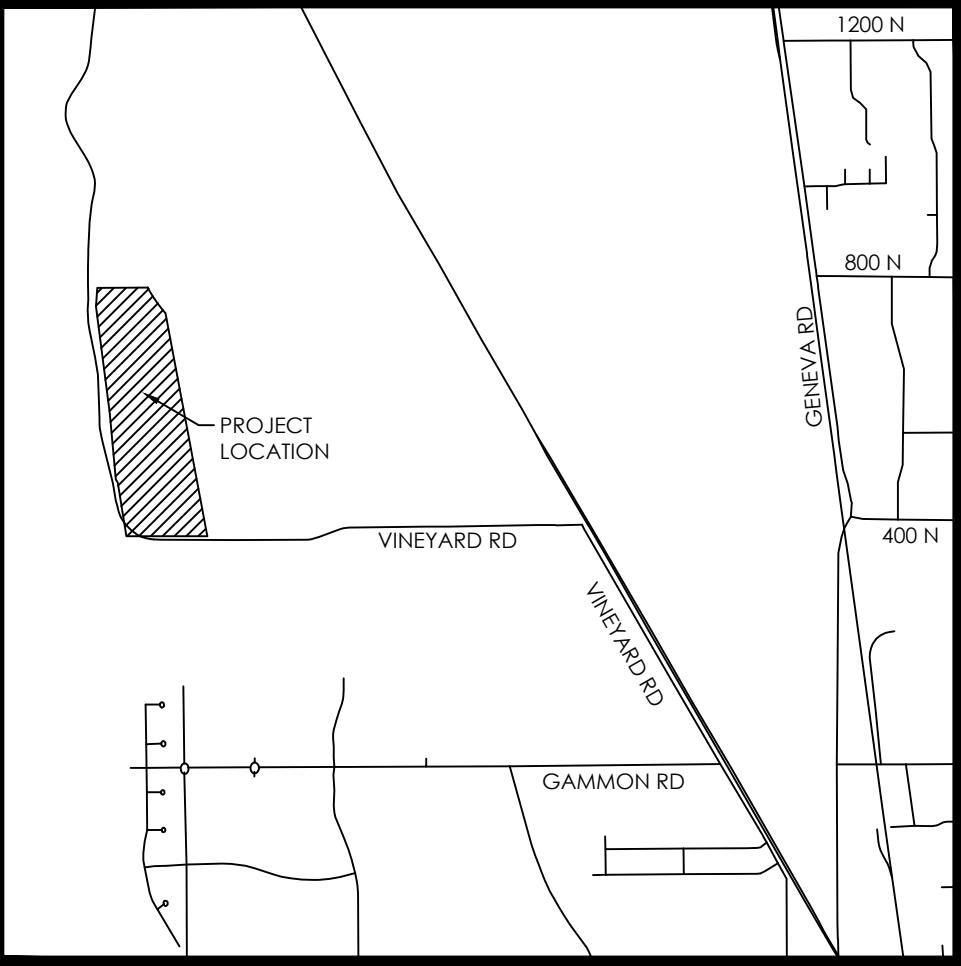
APPROVED AS TO FORM THIS ____ DAY OF _____ A.D. 20 ____

VINEYARD CITY MAYOR

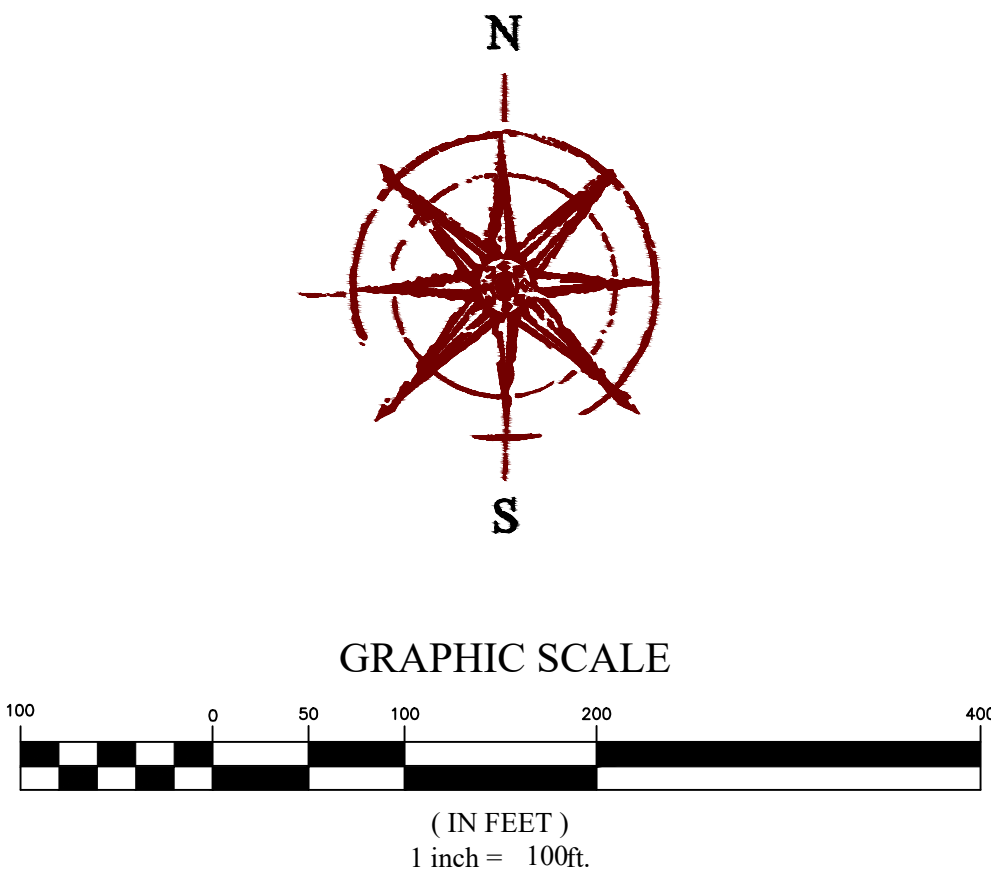
PLANNING COMMISSION

APPROVED AS TO FORM THIS ____ DAY OF _____ A.D. 20 ____

CHAIR, VINEYARD CITY PLANNING COMMISSION



VICINITY MAP
N.T.S



PRELIMINARY PLAT
VINEYARD SHORES
SUBDIVISION
LOCATED IN THE SE1/4 OF SECTION 7 & THE NE1/4 OF SECTION 18, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	50.00	7°58'35"	6.96	S86°00'20"E	6.96
C2	50.00	60°32'11"	52.83	S51°44'57"E	50.40
C3	220.00	7°03'44"	27.12	N86°28'30"E	27.10
C4	220.00	14°43'58"	56.57	N75°34'39"E	56.41
C5	10.00	80°53'38"	14.12	N49°32'49"W	12.97
C6	180.00	21°47'42"	68.47	S79°06'31"W	68.06



LEGEND

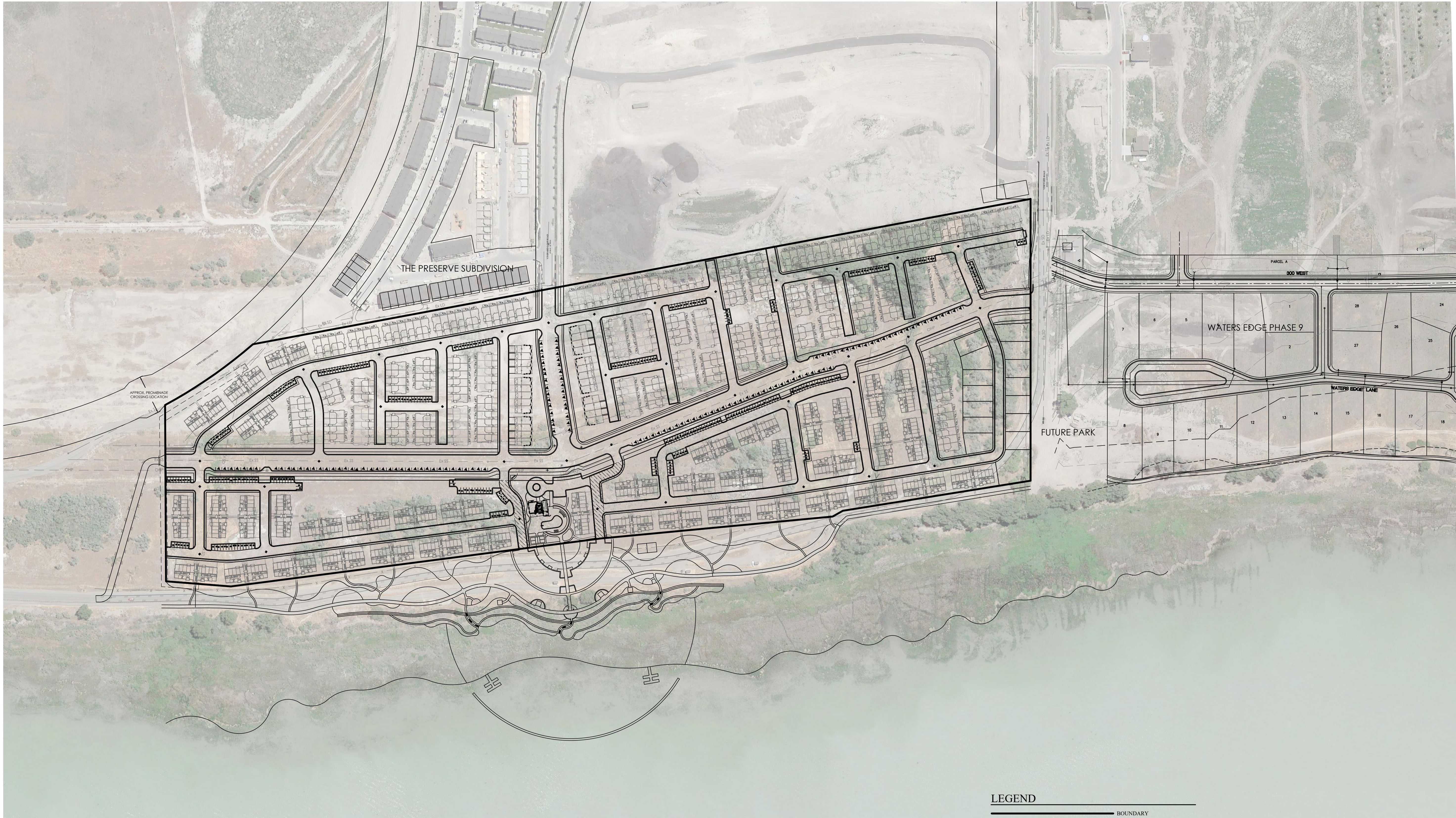
- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- STREET MONUMENT (TO BE SET)

FOCUS
ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

PAGE 2 OF 2

PRELIMINARY PLAT
VINEYARD SHORES
SUBDIVISION
LOCATED IN THE SE1/4 OF SECTION 7 & THE NE1/4 OF SECTION 18, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CITY RECORDER SEAL



PRELIMINARY SITE PLAN NARRATIVE

LOCATED IN: VINEYARD, UTAH COUNTY, UTAH

ORIGINAL PROPERTY 51.07 ACRES
OPEN SPACE APPROX. 13.38 ACRES
OPEN SPACE PERCENTAGE APPROX. 26.2%

TOTAL DENSITY 13.61 UNITS/ACRE
RESIDENTIAL PARKING STALLS 1,360
GUEST PARKING STALLS 300
PUBLIC PARKING STALLS 130
TOTAL PARKING STALLS 1,790

SINGLE FAMILY LOTS 15

CONDO BUILDINGS 41
TOTAL CONDO UNITS 410

TOWNHOME 6-PLEX UNITS 114
TOWNHOME 5-PLEX UNITS 80
TOWNHOME 4-PLEX UNITS 64
TOWNHOME 3-PLEX UNITS 12
TOTAL TOWNHOME UNITS 270

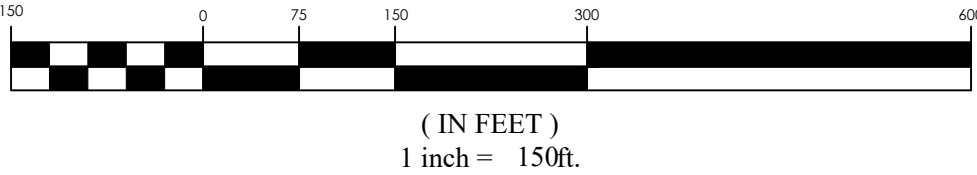
TOTAL RESIDENTIAL UNITS 695

LEGEND

- BOUNDARY
ROW
CENTERLINE
LOT LINE
EXIST. STORM DRAIN
EXIST. SANITARY SEWER
EXIST. CULINARY WATER
EXIST. FENCE
EXIST. CONTOUR MAJOR
EXIST. CONTOUR MINOR
STREET SIGN
STREET LIGHT
SD MH, INLET, AND COMBO
SEWER MANHOLE
VALVE, TEE & BEND
WATER BLOW-OFF
FIRE HYDRANT
STREET MONUMENT (TO BE S
EXIST. STREET MONUMENT
EXIST. SD INLET & MH
EXIST. SEWER MH
EXIST. VALVE, TEE, & BEND
EXIST. FIRE HYDRANT
PUBLIC PARKING
PRIVATE GUEST PARKING



GRAPHIC SCALE

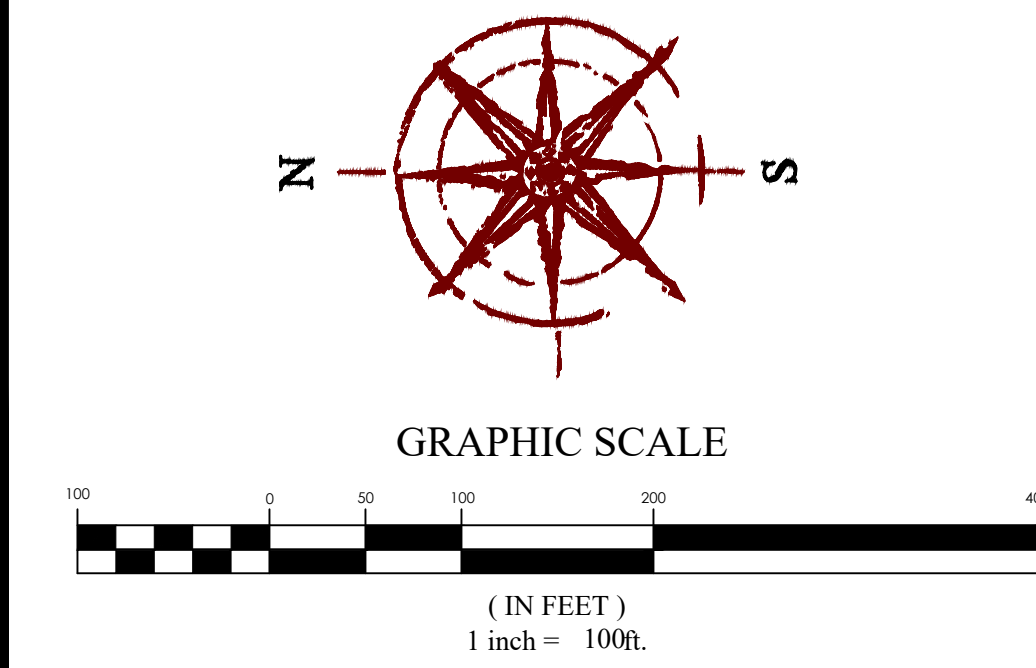
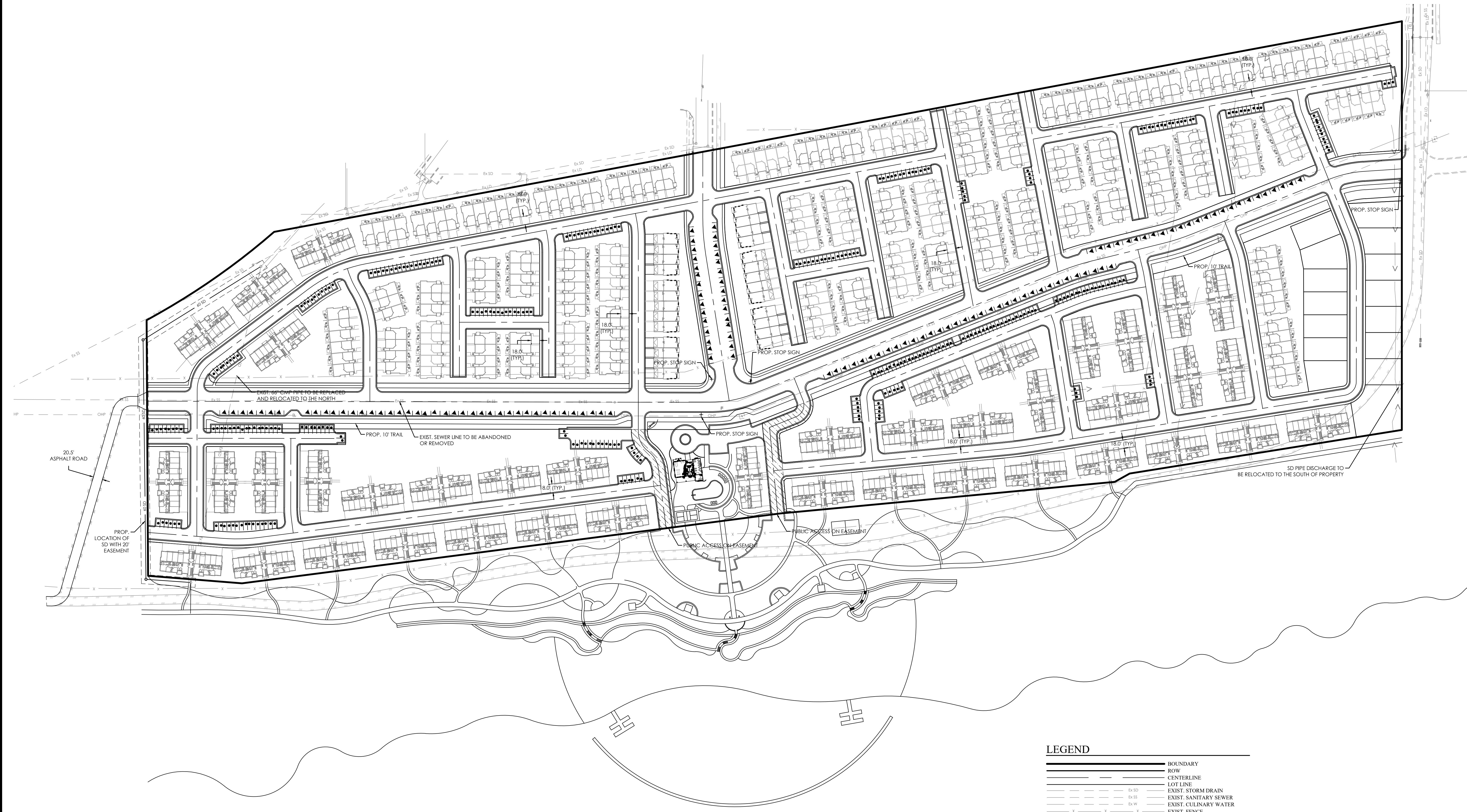


VINEYARD SHORES
VINEYARD, UTAH
SITE PLAN

REVISION BLOCK		DESCRIPTION
#	DATE	
1	08/08/18	
2	08/08/18	
3	08/08/18	
4	08/08/18	
5	08/08/18	
6	08/08/18	

SITE PLAN	
Scale: 1"=150'	Drawn: CJG
Date: 08/08/18	Job #: 18-006
Sheet:	C3





PRELIMINARY SITE PLAN NARRATIVE

LOCATED IN:	VINEYARD, UTAH COUNTY, UTAH	SINGLE FAMILY LOTS	15
ORIGINAL PROPERTY	51.07 ACRES	CONDO BUILDINGS	41
OPEN SPACE	APPROX. 13.38 ACRES	TOTAL CONDO UNITS	410
OPEN SPACE PERCENTAGE	APPROX. 26.2%		
TOTAL DENSITY	13.61 UNITS/ACRE	TOWNHOME 6-PLEX UNITS	114
RESIDENTIAL PARKING STALLS	1,360	TOWNHOME 5-PLEX UNITS	80
GUEST PARKING STALLS	300	TOWNHOME 4-PLEX UNITS	64
PUBLIC PARKING STALLS	130	TOWNHOME 3-PLEX UNITS	12
TOTAL PARKING STALLS	1,790	TOTAL TOWNHOME UNITS	270
		TOTAL RESIDENTIAL UNITS	695

LEGEND	
	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
	EXIST. CULINARY WATER
	EXIST. FENCE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	STREET SIGN
	STREET LIGHT
	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	VALVE, TEE & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
	PUBLIC PARKING
	PRIVATE GUEST PARKING

VINEYARD SHORES VINEYARD, UTAH SITE PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

SITE PLAN	
Scale: 1"=100'	Drawn: CJK
Date: 08/08/18	Job #: 18-006
Sheet:	C3.1

